

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	65	75
	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

2 Cloonmore Avenue, Orpington, Kent, BR6 9LF

Guide Price £950,000 Freehold

- Extended Detached House
- Three Reception rooms
- Bathroom & En-Suite
- Separate Utility Room
- Five Generous Bedrooms
- Social Dining Kitchen
- Fully Integrated Kitchen
- Perfect For Warren Road Sch

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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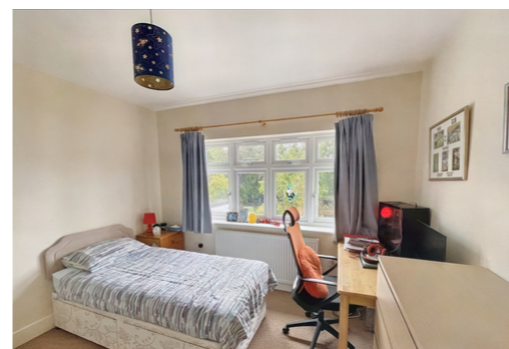
## 2 Cloonmore Avenue, Orpington, Kent, BR6 9LF

GUIDE PRICE £950,000-£975,000

This deceptively spacious detached house occupies a desirable location within close walking distance of Warren Road School (for Ofsted outstanding), grammar schools St Olave's and Newstead Woods, plus good transport links via two mainline stations and bus routes. The accommodation, arranged over three levels, comprises five generous bedrooms (bedroom five - loft conversion), three reception rooms, a sizeable social dining kitchen with breakfast bar peninsular and bi-fold doors to the impressive Italian sandstone patio, a separate utility room, family bathroom with bath and shower cubicle, en-suite shower room off the main bedroom, cloakroom, spacious hall via a storm porch, and attached garage with interior access. There is a secluded south facing rear garden of 104ft, which is mostly laid to lawn and not overlooked, private frontage and driveway for two cars. Benefits to note include integrated kitchen appliances, granite work surfaces, under floor heating in the dining and kitchen area, quality fitted wardrobes to three bedrooms, alarm system, a pressurised hot water system, mostly rewired, re-tiled roof, double glazed windows and doors, centrally heated and well-presented interior throughout. Other nearby reputable schools include Darrick Wood schools, Tubbenden Lane and Green St Green. Interior viewing comes highly recommended. Exclusive to PROCTORS.

### Location

From Orpington High Street War Memorial, proceed into Sevenoaks Road and continue towards Green St Green. Cloonmore Avenue is on the left.



### Ground Floor

#### Entrance Porch

Double glazed entrance doors and windows. Porch light.

#### Entrance Hall

5.81m x 1.95m (19' 1" x 6' 5") Original stained glass entrance door and side windows, radiator, under stairs meter cupboard, room thermostat.

#### Cloakroom

Double glazed window to side, W.C., hand wash basin, heated towel rail, extractor fan, ceramic tiled floor.

#### Lounge

4.79m x 3.45m (15' 9" x 11' 4") (Into bay window) Double glazed bay window to front, fire place surround with gas coal effect fire, two radiators.

#### Home Office/ Reception Room

3.31m x 2.60m (10' 10" x 8' 6") (Into furniture) Double glazed window to side, fitted office furniture comprising cabinets, drawers and shelving and desk unit, radiator.

#### Social Dining Kitchen

6.64m x 4.23m (21' 9" x 14' 0") Double glazed window to rear, range of gloss white wall and base cabinets, built-in electric oven, separate microwave combi oven, induction hob, stainless steel extractor chimney, integrated fridge and freezer, inset one and a half bowl sink unit, granite work tops, integrated dishwasher, breakfast bar peninsular, recessed ceiling lights, ceramic tiled floor with under floor heating.

#### Dining Area

Double glazed bi-fold doors to garden, ceramic tiled floor with under floor heating, recessed ceiling lights.

#### Utility Room (off entrance hall)

washing machine, space for tumble dryer, door to garage, recessed ceiling lights, recessed storage area, ceramic tiled floor.

### First Floor

#### Landing

4.57m x 1.85m (15' 0" x 6' 1") Double glazed window to side, under stairs storage and linen cupboard, stairs to top landing.

#### Bedroom One

4.96m x 3.55m (16' 3" x 11' 8") (Into wardrobes and bay window) Double glazed bay window to front, wall to wall fitted wardrobes, pelmet lights, radiator.

#### En-Suite Shower Room

2.15m x 2.14m (7' 1" x 7' 0") (Into recess) Double glazed window to side, double width shower unit, rain forest shower, back to cabinet W.C., hand wash basin on vanity unit, cabinet and wall mirror, heated towel rail, ceramic tiled floor.

#### Bedroom Two

3.95m x 3.15m (13' 0" x 10' 4") Double glazed window to rear, fitted wardrobes, radiator.

#### Bedroom Three

3.35m x 3.12m (11' 0" x 10' 3") Double glazed window to rear, fitted wardrobes, radiator.

#### Bedroom Four

2.48m x 1.87m (8' 2" x 6' 2") Double glazed window to front, double glazed oriel bay window to front, radiator.

#### Family Bathroom & Shower Room

2.40m x 1.82m (7' 10" x 6' 0") (Excludes shower) Double glazed window to side, white suite comprising bath, separate shower cubicle, back to cabinet W.C., hand wash basin on vanity unit, recessed ceiling lights, ceramic tiled floor, extractor fan, heated towel rail.

### Second Floor

#### Top Landing

Double glazed Velux window to side, access to ample loft storage.

#### Bedroom Five

4.57m x 3.81m (15' 0" x 12' 6") ('L' shaped room) Double glazed window to rear, recessed ceiling lights.

### Outside

#### South Facing Garden

31.70m x 9.14m (104' 0" x 30' 0") approximately. A spacious Italian sandstone patio area (100 sqm approx. ideal for entertaining and dining, laid to lawn, wall lights, two outside taps, power socket, side gate, mature borders, large garden shed on hard standing with power and light. Raised beds ideal for soft fruits and veg.

#### Attached Garage

3.41m x 2.45m (11' 2" x 8' 0") Up and over door, wall mounted central heating boiler with pressurised hot water vessel, power and light. Door from utility room.

#### Frontage

Private frontage with driveway for two cars.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : F

**Total Floor Area 152 square metres/1,636.11 square feet**