

THOMAS BROWN

ESTATES

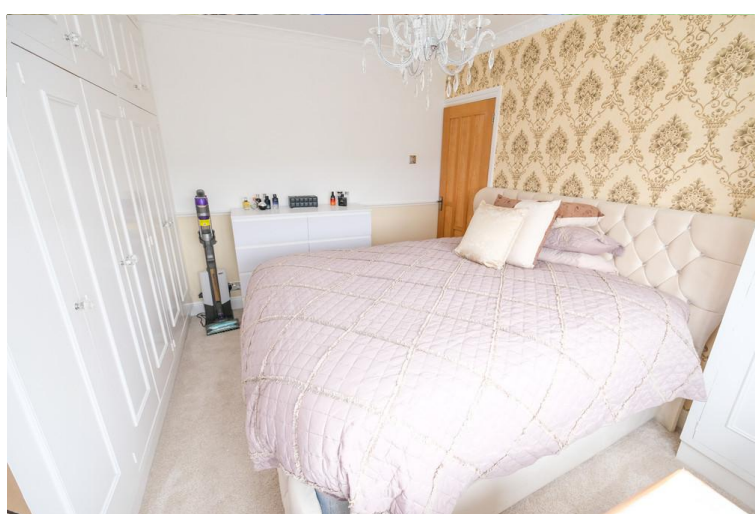


28 Cleave Avenue, Orpington, BR6 7HB

Guide: £600,000-£620,000

- 3 Bedroom Semi-Detached House
- Situated on a Quiet Residential Road
- Well Located for Green Street Green High Street
- Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented three bedroom semi-detached property situated on a quiet residential road, located within easy walking distance to Green St. Green High Street and High Elms Country Park. The accommodation comprises; entrance porch and hall, lounge, open plan kitchen/dining room and a conservatory to the ground floor. To the first floor are three bedrooms (two being doubles with fitted wardrobes) and the family bathroom. Externally there is a secluded rear garden perfect for entertaining and alfresco dining and a driveway with landscaped front garden. Cleave Avenue is well located for local shops, stations and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, floor space and quality of specification on offer.



ENTRANCE PORCH

Double glazed French doors to front, tiled flooring.

ENTRANCE HALL

Composite door to front, double glazed window to front, bespoke balustrade, understairs storage, utility cupboard, tiled flooring, underfloor heating, covered radiator.

LOUNGE

14' 03" x 11' 01" (4.34m x 3.38m) Double glazed window to front, tiled flooring underfloor heating, radiator.



KITCHEN/DINER

17' 06" x 12' 08" (5.33m x 3.86m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, integrated undercounter freezer, integrated dishwasher, larder, central island and breakfast bar, tiled splashback, double glazed window to rear, double glazed French doors to conservatory, French doors to lounge, tiled flooring, underfloor heating.

CONSERVATORY

12' 04" x 9' 09" (3.76m x 2.97m) Double glazed windows to three sides, double glazed French door to side, tiled flooring, underfloor heating.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.



BEDROOM

13' 07" x 10' 05" (4.14m x 3.18m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM

11' 11" x 10' 10" (3.63m x 3.3m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 04" x 6' 10" (2.24m x 2.08m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side and rear, tiled walls, wood effect flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

36' 0" (10.97m) Patio area with rest artificial lawn, flowerbeds, side access.

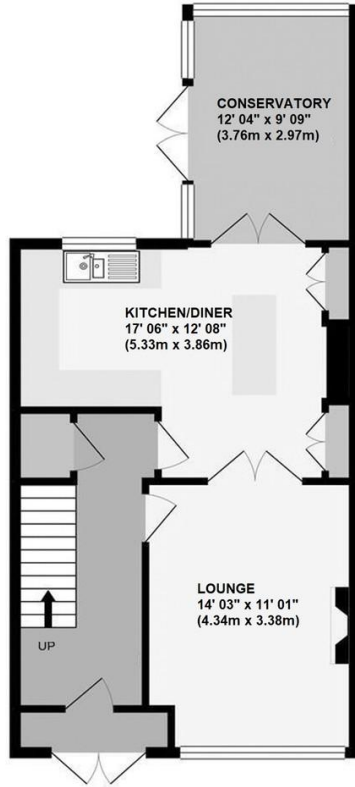
FRONT

Block paved drive, landscaped, flowerbeds.

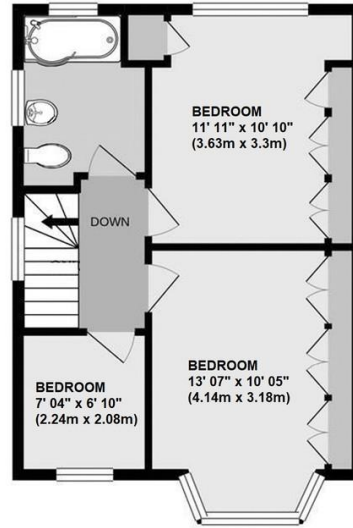
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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