

THOMAS BROWN

ESTATES



6 Glentrammon Avenue, Orpington, BR6 6JZ **Asking Price: £650,000**

- 3 Bedroom Detached House in Green Street Green
- Potential to Extend (STPP)
- Close Proximity to Chelsfield Station & Glentrammon Park
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom detached house located in the ever sought after Green St. Green, being offered to the market with no forward chain and close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance hall, dual aspect lounge/dining room, kitchen and integral garage to the ground floor. To the first floor are three bedrooms (two being doubles with fitted wardrobes) and family bathroom. Externally there is a rear garden mainly laid to lawn, driveway to the front and integral garage. STPP there is fantastic potential to extend. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed opaque door to front, coconut mat, storage cupboard, carpet, radiator.

LOUNGE/DINER

23' 02" x 12' 11" (7.06m x 3.94m) (dual aspect) Double glazed window to front, double glazed sliding door to rear, carpet, two radiators.

KITCHEN

16' 09" x 11' 03" (5.11m x 3.43m) (L-shaped) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated double oven, integrated electric hob with extractor over, undercounter fridge, washing machine, two double glazed windows to rear, wood effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

BEDROOM 1

11' 07" x 11' 02" (3.53m x 3.4m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 02" x 11' 02" (3.4m x 3.4m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 11" x 7' 03" (2.41m x 2.21m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

55' 0" x 35' 0" (16.76m x 10.67m) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT

Drive, laid to lawn, covered entrance.

INTEGRAL GARAGE

17' 04" x 8' 06" (5.28m x 2.59m) Up and over door to front, power and light, freezer.

DOUBLE GLAZING

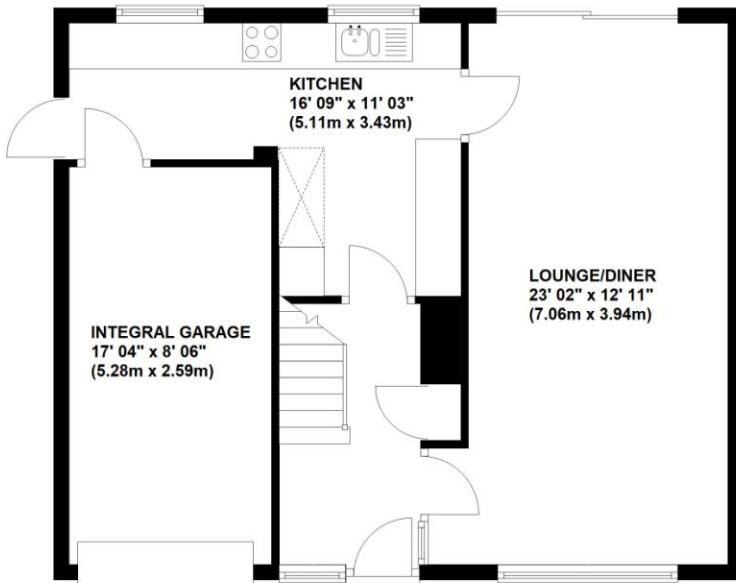
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



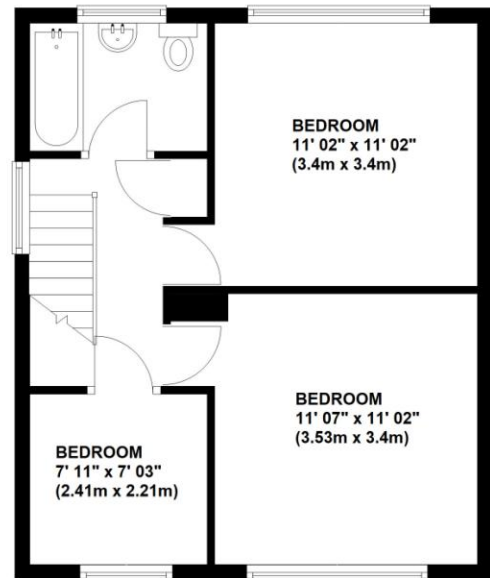
Ground Floor

Approx. 61.0 sq. metres (656.1 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



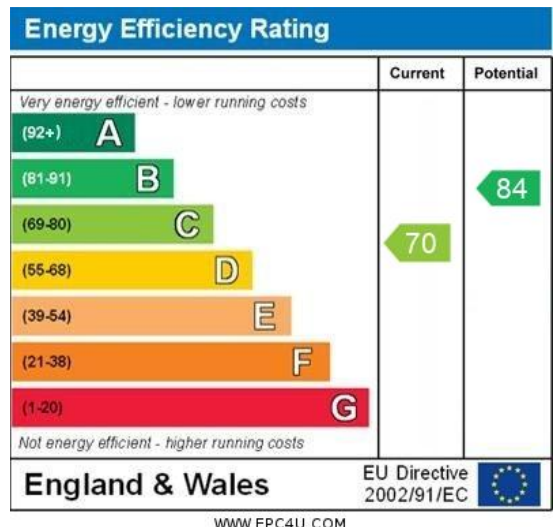
Total area: approx. 102.4 sq. metres (1102.1 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: F

Tenure: Freehold



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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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