

THOMAS BROWN

ESTATES



8 Glentrammon Gardens, Orpington, BR6 6JX **Asking Price: £580,000**

- 2 Double Bedroom Detached Bungalow
- Close to Chelsfield Station & Local Shops
- Highly Sought After Location, Quiet Close
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this beautifully presented two double bedroom detached bungalow, finished to a high standard throughout and tucked away at the end of a quiet cul-de-sac in the highly sought after Green Street Green area.

Offered to the market with no forward chain, the property enjoys a convenient location close to Chelsfield Station, local shops, highly regarded schools and Glentrammon Park.

The accommodation comprises an entrance porch and hall way, two generous double bedrooms, a spacious lounge/dining room with direct access to the rear garden, a modern fitted kitchen with granite worktops and a contemporary shower room.

Externally, the property benefits from a mature rear garden ideal for al fresco dining and entertaining, a garage positioned to the side/rear and a driveway to the front.

Situated within the ever popular BR6 postcode, this exceptional bungalow offers a rare opportunity to acquire a detached home in a prime residential setting. Early viewing is highly recommended.



Entrance Porch:

Double glazed door to front, tiled flooring.

Entrance Hall:

Door to front, solid wood flooring, radiator.

Lounge/Diner:

17' 03" x 12' 06" (5.26m x 3.81m). Feature fireplace, two double glazed windows to side, double glazed sliding door to rear, solid wood flooring, radiator.

Kitchen:

11' 0" x 10' 08" (3.35m x 3.25m) Range of matching wall and base units with granite worktops over, one and a half bowl ceramic sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated microwave, integrated fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to rear, double glazed opaque window to side, tiled flooring, radiator.



Bedroom 1:

16' 06" x 9' 11" (5.03m x 3.02m) (measured at maximum). Built in wardrobes, double glazed bay window to front, solid wood flooring, radiator.

Bedroom 2:

14' 0" x 9' 11" (4.27m x 3.02m). Fitted wardrobes, double glazed bay window to front, carpet, radiator.

Shower Room:

WC, wash hand basin, double walk-in Aqualisa shower, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



Other Benefits Include:

South Facing Garden

45' 0" (13.72m). Patio area with rest laid to lawn, mature shrubs and flowerbeds, shed.

Front

Drive for multiple vehicles, laid to lawn, mature flowerbeds and shrubs.

To Side:

Access to garage.

Garage:

Up and over door.

Double Glazing

Central Heating System

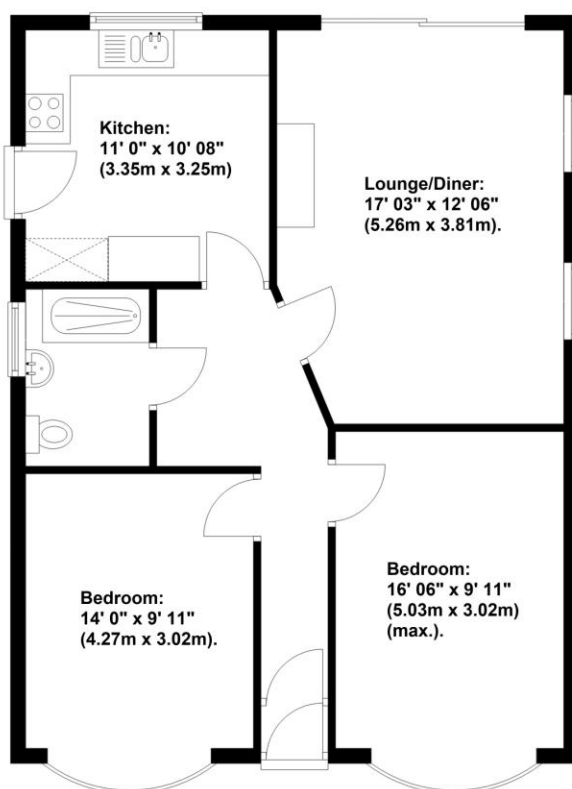
No Forward Chain

Alarm System



Ground Floor

Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 69.4 sq. metres (747.2 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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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