

THOMAS BROWN

ESTATES



4 Glentrammon Avenue, Orpington, BR6 6JZ

Asking Price: £750,000

- Extended 4 Bedroom Detached House
- Close Proximity to Chelsfield Station & Glentrammon Park
- Sought After Location
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented and extended four bedroom detached house located in the ever sought after Green St. Green that must be viewed to fully appreciate the size and close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance hall, open plan lounge/dining room, kitchen, conservatory, utility room and a WC to the ground floor. To the first floor are four bedrooms (three being doubles), one with a balcony boasting fantastic views over Green St. Green and High Elms, and the family bathroom. Externally there is a secluded rear garden mainly laid to lawn, driveway to the front and a garage to the side. STPP there is fantastic potential to extend further across the rear and/or to the side if required. The property is well located for many sought after schools, Chelsfield Station and local shopping facilities which can be found in Green Street Green, Chelsfield and Orpington Town Centre. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and floor space on offer.



ENTRANCE HALL

Opaque door to front, storage cupboard, carpet, radiator.

LOUNGE/DINER

23'09" x 12'11" (7.24m x 3.94m) (measured at maximum) Window to front, double glazed sliding door to conservatory, air condition unit, carpet, three radiators.

KITCHEN

11'03" x 8'05" (3.43m x 2.57m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for dishwasher, double glazed window to rear, tile effect flooring.

CONSERVATORY

12'11" x 11'06" (3.94m x 3.51m) Brick base, double glazed French door to side, double glazed opaque door to side, double glazed windows to three sides, carpet, air conditioning unit.



UTILITY ROOM

Range of matching wall and base units with worktops over, integrated fridge/freezer, space for washing machine, space for tumble dryer, double glazed opaque door to rear, tile effect flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, opaque window to rear, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

16'10" x 8'02" (5.13m x 2.49m) Double glazed sliding door to balcony, window to front, carpet, radiator.

BALCONY

Views over Green Street Green and High Elms.



BEDROOM

11'04" x 11'03" (3.45m x 3.43m) Window to rear, carpet, radiator.

BEDROOM

11'08" x 9'03" (3.56m x 2.82m) (measured to front of wardrobes) Fitted wardrobes, window to front, carpet, radiator.

BEDROOM

7'10" x 7'05" (2.39m x 2.26m) Fitted wardrobe, window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque window to side, tile walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

75'0" (22.86m) Patio area with rest laid to lawn, mature shrubs and flowerbeds.

FRONT GARDEN/OFF STREET PARKING

Drive, part laid to lawn, side access.

GARAGE

14'11" x 8'02" (4.55m x 2.49m) Up and over door to front, power and light.

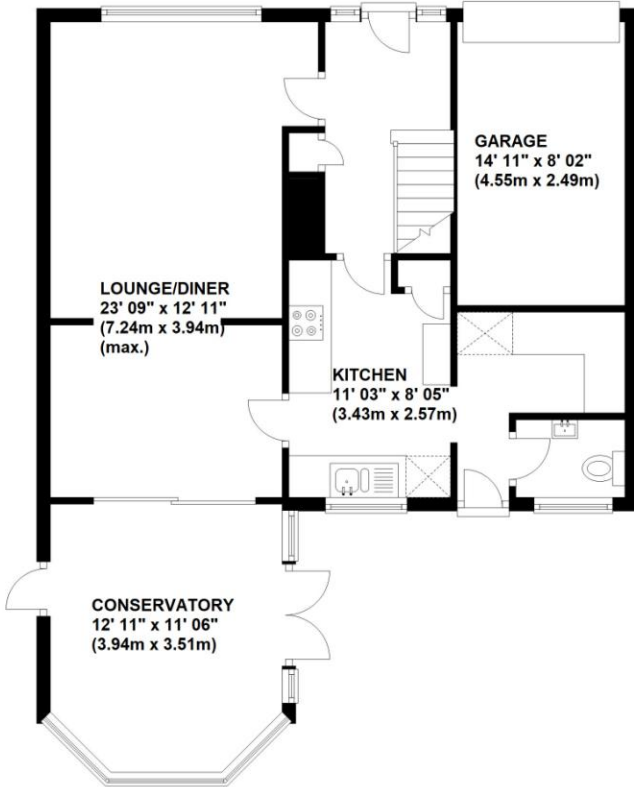
CENTRAL HEATING SYSTEM

FANTASTIC POTENTIAL TO EXTEND FURTHER ACROSS THE REAR AND/OR TO THE SIDE (STPP)



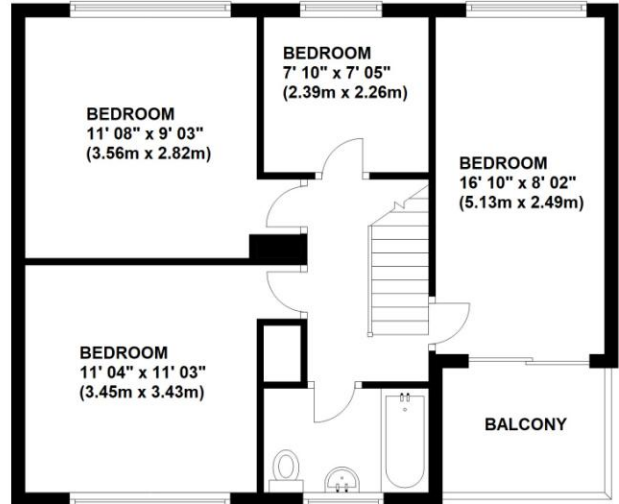
Ground Floor

Approx. 70.5 sq. metres (759.0 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 124.6 sq. metres (1341.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

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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