



## 21 Green Farm Close, Green Street Green, Kent, BR6 6DJ

\*\*\*\*\*Guide Price £850,000-£875,000\*\*\*\*\*

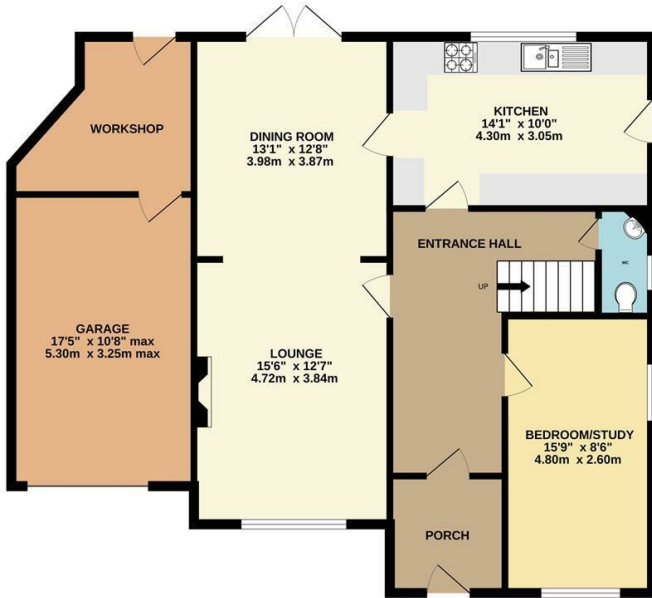
Edmund are delighted to bring to the market this CHAIN FREE sizeable family home. Located within an excellent school catchment area along with ease of access to Orpington and Chelsfield mainline stations for fast trains into London's mainline stations. To the ground floor the converted garage allows for flexible living including bedroom/study/games room etc. Extended to the side has allowed for a garage and workshop behind. The through lounge/diner allows for an abundance of light to flow throughout the downstairs. The first floor offers four well-sized bedrooms along with family bathroom. Externally you will find a large rear garden and to the front two drive ways offering off street parking for multiple cars.

**£850,000**

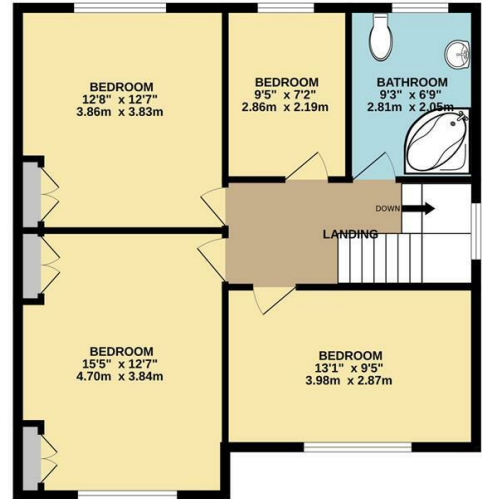
■ \*\*\*\*\*GUIDE PRICE £850,000-£875,000\*\*\*\*\*

- CHAIN FREE
- Over 1800 sq feet
- Downstairs WC
- Popular cul-de-sac location
- Walking distance to local schools
- Walking distance to local shops
- 1 mile walk to Chelsfield Station
- EPC- D
- Council Tax- G

GROUND FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1806 sq.ft. (167.8 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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| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            | 78        |
| (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<br>2002/91/EC |           |