

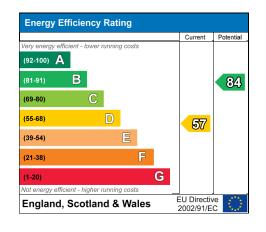
Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

First Floor

Bedroom 2

Approx 39.9 sq

Bedroom 3





Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.





Glentrammon Road | Green Street Green | BR6

£650,000

Well-proportioned and stylishly-presented

Ample-sized living/dining room

Modern shower room

Vast frontage & detached garage

01689 822207 **01689 822207** enquiries@kentonhomes.co.uk

	3	bedrooms
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- Conservatory
 - Low-maintenance rear garden
 - Conveniently-situated

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Kenton are delighted to present this well-proportioned and stylishly-presented semi-detached house, conveniently-situated within close proximity to an array of; transport links, popular schools and general amenities. Internally, the property is presented in contemporary manner and neutral decorative order throughout and comprises, to the ground floor; an amplesized living/dining room (with the latter area overlooking the rear garden), a fitted kitchen as well as a conservatory to the side which is both double glazed and centrally-heated and also features handy utility space. To the first floor, you will find three spacious bedrooms, with Bedroom 1 benefitting from extensive and fashionable fitted wardrobes and storage units. Furthermore, there is also a modern and ample-sized shower room. Externally, there is a relatively-small yet pleasant rear garden, which will require little to no maintenance. Additionally, there is a vast frontage, with both an extensive patio area (providing ample off-street parking space) as well as an attractive traditional lawn area. Also worthy of mention is a detached garage which can be accessed via the adjacent road, facilitating additional off-street parking. As aforementioned, Glentrammon Road is conveniently-located with a range of amenities nearby. Namely, Chelsfield Station is a mere half a mile or so away and provides direct and frequent services into central London. Orpington Station is also easily-accessible and likewise, provides great services into central London. Green Street Green High Street is a few minutes' walk away and features a Waitrose supermarket as well as a selection of eateries and handy shops/facilities. Orpington High Street and its array of amenities is again, also easily-accessible. The ever-popular and reputable Green Street Green Primary School (currently rated Ofsted "Good") is again a mere few minutes' walk away too. Notably, you will also find a number of popular parks easily-accessible.



£650,000

Glentrammon Road, Green Street Green, BR6



Hallway

UPVC door to front with double glazed frosted window panels and double glazed frosted window to side, coved ceiling, picture rail, staircase to first floor with storage cupboard underneath, radiator, tiled flooring.

Living/Dining Room

25'4" maximum x 11'7" maximum (7.72m maximum x 3.54m maximum)

Double glazed Georgian window to front with shutters, double glazed Georgian doors to rear garden, coved ceiling, ceiling roses, picture rail, feature gas fireplace with marble surround, opening onto Kitchen, radiators, wooden flooring.

Kitchen

11'3" x 7'4" (3.43m x 2.23m)

Double glazed window to rear with shutters, double glazed Georgian UPVC door to side (leading to conservatory), inset spotlighting, extractor fan, opening **Rear Garden** onto Living/Dining Room, range of matching wall and Approximately 25ft in length x 25ft in width base units and cupboards and drawers, work surfaces Paved with; artificial shrubbery to one side, access to with splashback tiling, matte sink unit with mixer tap, detached garage via door (which can also be accessed for space for Rangemaster oven, space for under-the-counter off-street parking via Highfield Avenue), light, water tap. fridge, space for under-the-counter freezer, plumbing for dishwasher, tiled flooring. Garage

Conservatory

19'5" x 5'10" (5.93m x 1.79m)

Double glazed frosted windows to all three sides, double glazed sliding doors to rear garden, work surface with plumbing and space underneath for washing machine and tumble dryer respectively, radiator, tiled flooring.

Landing

Double glazed frosted window to side with shutters, coved ceiling, access to loft, fitted carpet.

Bedroom 1

11'5" x 11'9" maximum (3.49m x 3.58m maximum) Double glazed window to rear with shutters, coved ceiling, range of fitted wardrobes and over-head storage cabinets, radiator, fitted carpet.



Bedroom 2

11'5" x 10'6" maximum (3.49m x 3.19m maximum) Double glazed Georgian window to front with shutters, coved ceiling, radiator, fitted carpet.

Bedroom 3

10'8" into bay x 6'9" (3.24m into bay x 2.07m) Double glazed Georgian bay window to front with shutters, picture rail, over-head electric fusebox cupboard, radiator, fitted carpet.

Shower Room

7'8" x 5'7" (2.33m x 1.69m)

Double glazed frosted Georgian window to side, inset spotlighting, half-tiled walls, walk-in shower cubicle (with; rainforest shower, tiled surround and glass shower screen), wash hand basin and low level W.C in vanity unit with fitted storage space, radiator, tiled flooring.

16'0" x 7'11" (4.88m x 2.42m) Door from garden, up-and-over door (providing access for off-street parking via Highfield Avenue), glazed windows to side, light, power.

Front

Extensive paved area providing off-street parking, traditional lawn area, mature trees and shrubs, flowerbeds and borders, gate to storage/bin area, gate to front.



















