



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Glentrammon Road | Green Street Green | BR6

£600,000

- 3 bedroom detached house
- Project opportunity
- Conveniently-yet-idyllically situated
- Traditional circa 1930's style
- 2 reception rooms
- East-facing rear garden
- Detached garage
- NO ONWARD CHAIN



£600,000



Kenton are delighted to present this 3 bedroom detached house, representing a fantastic project opportunity for prospective buyers, and conveniently-yet-idyllically situated within the ever-coveted Green Street Green/Chelsfield area of South Orpington. Traditional in style having been originally built in circa the 1930's, and being marketed for sale for the first time in a generation, the property boasts both charm and character yet, as referenced, is very much a renovation "project" with, objectively, general renovation and modernisation required effectively throughout. The property has already been extended to the rear, with there in any case also precedents for various different extensions and re-configurations amongst neighbouring properties, Internally, to the ground floor, the property comprises; two separate reception rooms, an ample-sized kitchen, as well as a W.C. To the first floor, you will find three bedrooms as well as a family bathroom. Externally, there is an attractive rear garden featuring mature trees and shrubs and boasting an easterly-orientation. An additional garden area is found at the front, and furthermore there is also a detached garage which notably can also be accessed via vehicle owing to a right-of-access area to the rear. Also worthy of mention are the most picture-esque of views, with the front of the property overlooking Kentish countryside and woodland (with this most notable from the front bedroom), making a wonderful setting. There are also plenty of peaceful walking spots nearby with a range of green spaces and popular parks within close proximity. Chelsfield Station is easily-accessible, being an approximate 15 minute walk away, and provides direct and frequent services into central London. Some of Orpington's most reputable schools are also nearby, namely the well-regarded Green Street Green and The Highway Primary Schools as well as the incredibly well-renowned Newstead Wood and St. Olaves Grammar Schools. Furthermore, a range of handy shops as well as restaurants and popular pubs are also available within walking distance. Orpington High Street itself and its array of; shops, restaurants, bars, leisure and beauty facilities is also just a short drive or bus ride away. Marketed with the benefit of no onward chain also.

Glentrammon Road | Green Street Green | BR6



Hallway

Composite front door with double glazed stained glassed frosted window, double glazed stained glass frosted window to side, staircase to first floor with storage cupboard underneath (and housing gas meter), radiator, fitted carpet.

Living Room

13'3" into bay x 11'9" maximum (4.03m into bay x 3.57m maximum)
Double glazed box bay window to front, electric fireplace, fitted storage cabinets, radiator, fitted carpet.

Dining Room

15'10" x 9'2" (4.82m x 2.80m)
Double glazed frosted window to side, double glazed UPVC door and double glazed windows to rear, electric fireplace, fitted carpet.

Kitchen

13'4" x 8'4" (4.07m x 2.53m)
Double glazed UPVC door to side, double glazed window to side, double glazed window to rear, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit, space for fridge-freezer, space and plumbing for washing machine, space for gas cooker, radiator, fitted carpet.

W.C

5'8" x 2'4" (1.73m x 0.71m)
Double glazed frosted window to side, half-tiled walls, low level W.C, corner wash hand basin, fitted carpet.

Landing

Double glazed window to side, built-in storage cupboard, built-in airing cupboard housing hot water cylinder, built-in cupboard (housing electric meter), electrical fuse box, fitted carpet.

Bedroom 1

11'7" x 11'9" maximum (3.53m x 3.58m maximum)
Double glazed window to front, range of fitted wardrobes and storage cabinets, fitted dressing table with storage cabinets, radiator, fitted carpet.

Bedroom 3

10'10" x 9'1" (3.30m x 2.77m)
Double glazed window to rear, fitted wardrobes, access to loft (which is both boarded and insulated), radiator, fitted carpet.

Bedroom 2

11'9" x 7'10" (3.57m x 2.38m)
Double glazed window to rear, radiator, fitted carpet.

Bathroom

5'11" x 5'5" (1.81m x 1.65m)
Double glazed window to front, fully-tiled walls, panelled bath with electric shower extension over, low level W.C, wash hand basin, built-in storage cupboard, fitted carpet.

Rear Garden

Approximately 50ft in length x 25ft in width East-facing and featuring, patio area, traditional lawn area, mature trees and shrubs, small water pond, wooden storage shed (which features power), access to detached garage, light, side gates (x2) and rear access gate.

Garage

15'12" x 7'11" (4.87m x 2.42m)

Front

Approximately 30ft in length x 25ft in width Paved pathway with steps to front door, traditional lawn area, mature trees and shrubs, side access via gates (x2).

Kenton

