

THOMAS BROWN

ESTATES



9 Glentrammon Gardens, Orpington, BR6 6JX **Asking Price: £665,000**

- 3 Bedroom Executive Detached Bungalow
- Recently Refurbished, High Specification
- Close Proximity to Chelsfield Station
- Situated at the End of a Quiet Close





Property Description

Thomas Brown Estates are delighted to present this recently refurbished executive three bedroom detached bungalow, a home that must be viewed to fully appreciate the exceptional quality of finish on offer - such that is rarely found in the local marketplace.

Situated at the end of a quiet close in the ever sought after Green St. Green, the property benefits from close proximity to Chelsfield Station, well regarded local schools and Glentrammon Park. The accommodation comprises: entrance hall, three bedrooms including two doubles with feature bay windows, and a beautifully appointed designer bathroom complete with a separate walk-in shower and freestanding bath. To the rear of the property is a stunning open plan kitchen/living/dining area with bi-fold doors opening onto the landscaped garden, creating a bright and impressive space ideal for both everyday living and entertaining.

Externally, the rear garden features a wraparound patio extending to both sides and across the back of the property, providing an excellent entertaining area overlooking the lawn and mature flowerbeds. To the front, a block paved driveway offers off street parking for numerous vehicles, in addition to a garage positioned to the side.

Located within the highly desirable BR6, this exceptional home combines high specification living with an enviable setting. Early viewing is highly recommended to fully appreciate the quality and location on offer.



ENTRANCE HALL

Composite door to front, Herringbone flooring.

KITCHEN/LIVING/DINING AREA

22' 09" x 16' 04" (6.93m x 4.98m) Range of matching wall and base units with worktops over, sink, integrated Bosch oven, integrated Bosch fridge/freezer, integrated Bosch slimline dishwasher, integrated Bosch microwave, integrated wine cooler, space and plumbing for a washing machine at the expense of a cupboard, feature fireplace, two double glazed windows to side, double glazed bi-folding doors to rear, Herringbone flooring.



BEDROOM 1

14' 05" x 9' 09" (4.39m x 2.97m) Double glazed bay window with shutters to front, carpet, underfloor heating, air conditioning unit.

BEDROOM 2

13' 05" x 9' 09" (4.09m x 2.97m) Double glazed bay window with shutters to front, carpet, underfloor heating.

BEDROOM 3

9' 09" x 6' 10" (2.97m x 2.08m) Double glazed window to side, carpet, underfloor heating,



BATHROOM

Low level WC, wash hand basin, freestanding bath with shower attachment, walk-in shower with rainforest head, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

48' 0" x 48' 0" (14.63m x 14.63m) (measured at maximum) Large wrap around patio to both sides and rear, laid to lawn, mature flowerbeds, side access.

GARAGE

15' 03" x 8' 08" (4.65m x 2.64m) Up and over door to front, door to rear, space for washing machine, space for tumble dryer.

OFF STREET PARKING

Block paved drive for multiple vehicles.

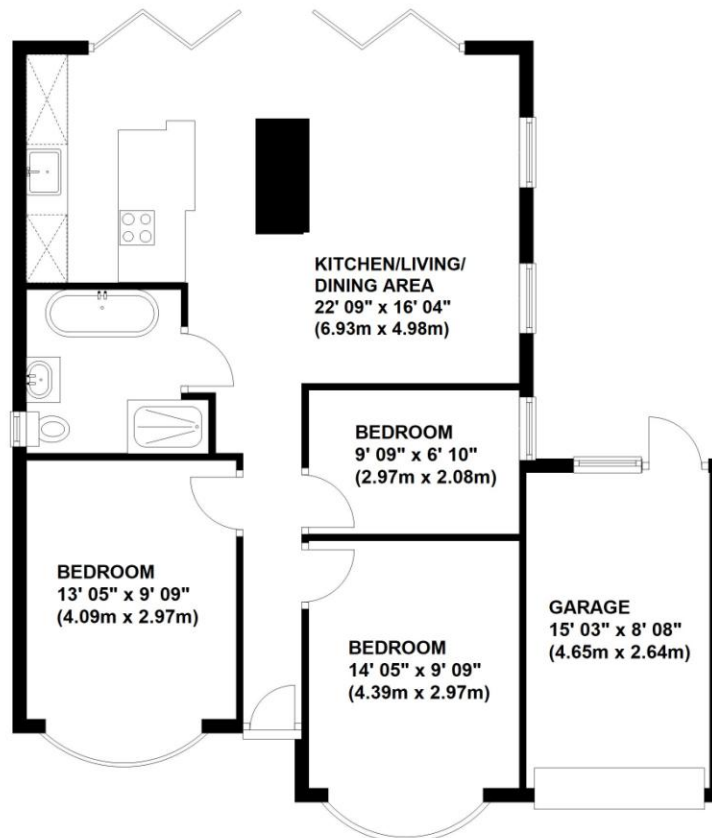
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Ground Floor

Approx. 85.0 sq. metres (915.2 sq. feet)



Total area: approx. 85.0 sq. metres (915.2 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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