

THOMAS BROWN

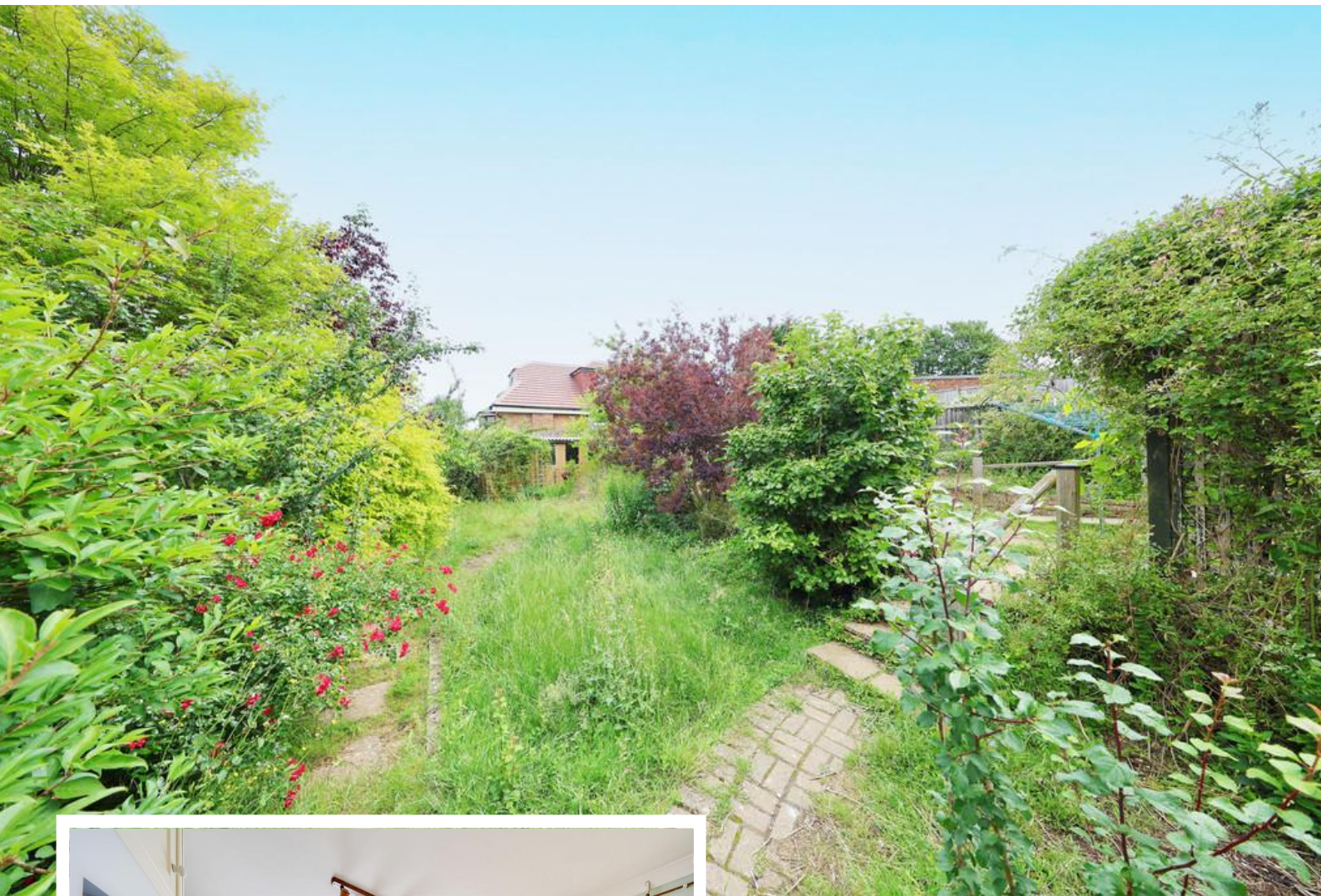
ESTATES



33 Glentrammon Road, Orpington, BR6 6DF Asking Price: **£525,000**

- 2 Double Bedroom Detached Bungalow
- Excellent Potential to Extend (STPP)
- Highly Sought After Location
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are pleased to offer this two double bedroom detached bungalow, occupying a corner plot in the highly sought after Green Street Green. Offered to the market with no onward chain, the property presents an excellent opportunity for modernisation and extension, subject to the necessary planning permissions.

The accommodation comprises an entrance porch and hallway, two well-proportioned double bedrooms, both featuring bay windows, a spacious lounge/dining room leading into a conservatory, a fitted kitchen, shower room, separate WC, and a useful lean-to/utility area.

Externally the property benefits from a private rear garden and a detached garage with additional parking in front of- accessed via Glentrammon Close. To the front, a driveway provides off street parking for several vehicles.

The property offers significant scope to extend to the rear and/or convert the loft space, subject to planning consent, as demonstrated by similar properties within the surrounding area. While the bungalow would benefit from updating throughout, this has been reflected in the asking price and provides purchasers with the opportunity to create a home tailored to their own requirements.

Ideally located within the desirable BR6 postcode, the property is conveniently positioned for Chelsfield Station, highly regarded local schools, and Glentrammon Park. Early viewing is strongly recommended to appreciate the location and potential on offer.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.

ENTRANCE HALL

Door to front, storage cupboard, airing cupboard, carpet, radiator.

LOUNGE

17' 03" x 12' 07" (5.26m x 3.84m) Two double glazed windows to side, carpet, radiator.

KITCHEN

11' 0" x 10' 06" (3.35m x 3.2m) Range of matching wall and base units with worktop over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for dishwasher, double glazed window to rear, vinyl flooring, radiator.



CONSERVATORY

10' 10" x 10' 08" (3.3m x 3.25m) Double glazed windows to side and rear, double glazed French door to side, tiled flooring, radiator.

LEAN-TO/UTILITY AREA

Space for washing machine, space for tumble dryer, double glazed opaque window to front, double glazed door to rear, tiled flooring.

BEDROOM 1

16' 06" x 9' 11" (5.03m x 3.02m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

14' 05" x 9' 11" (4.39m x 3.02m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.



SHOWER ROOM

Wash hand basin, shower cubicle, double glazed opaque window to side, laminate flooring, heated towel rail.

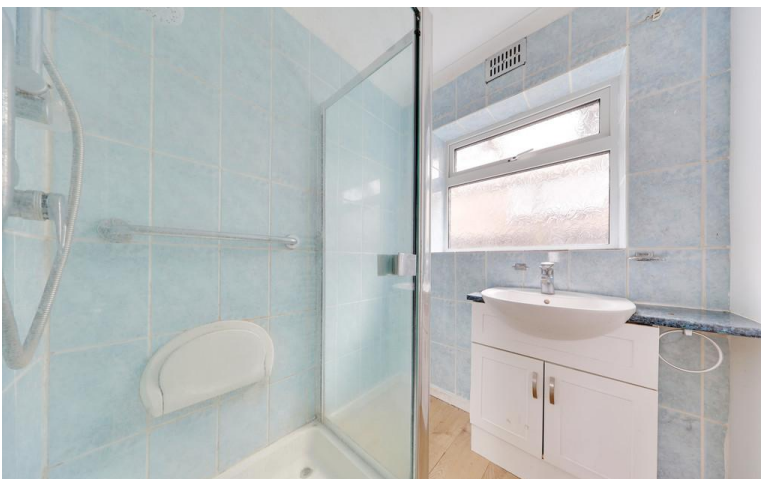
CLOAKROOM

WC, double glazed opaque window to side, tiled walls, laminate flooring,

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, flowerbeds.



FRONT

Block paved drive, gravel area, rockery.

GARAGE

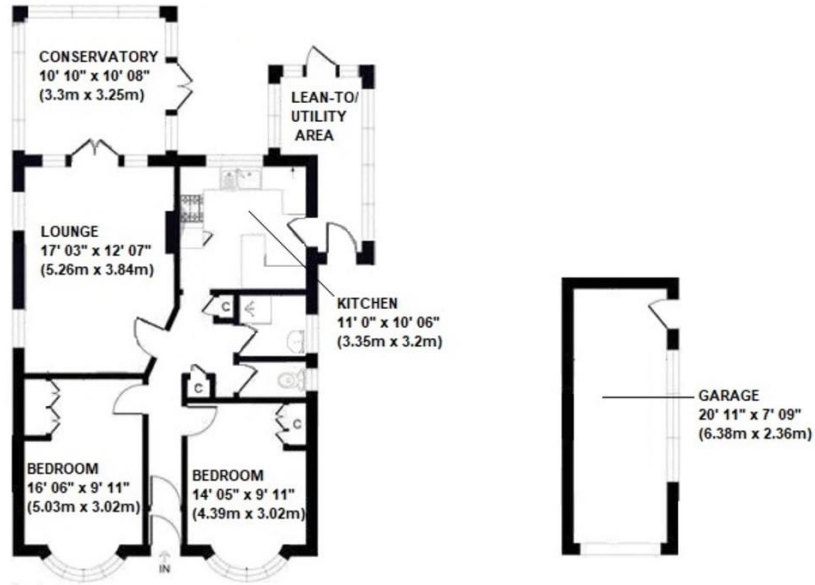
20' 11" x 7' 09" (6.38m x 2.36m) Up and over door, door to side, access from side.

DOUBLE GARAGE

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

Approximate Gross Internal Area = 93.4 sq m / 1006 sq ft
 Garage Area = 15.6 sq m / 168 sq ft
 Total Area = 109.0 sq m / 1174 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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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