

# THOMAS BROWN

ESTATES



**7 Glentrammon Avenue, Orpington, BR6 6JY** Asking Price: **£665,000**

- 4 Bedroom, 2 Bathroom Detached House
- 22'6 Lounge/Dining Room, 23'10 Conservatory
- Close Proximity to Chelsfield Station
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached house located in the ever sought after Green St. Green, being offered to the market with no forward chain and close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance hall, 22'6 lounge/dining room, 23'10 conservatory, kitchen and a bathroom to the ground floor. To the first floor are four bedrooms, bathroom and separate WC. Externally there is a rear garden mainly laid to lawn, driveway to the front and integral garage. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Door to front, understairs storage cupboard, parquet flooring, radiator.

#### LOUNGE/DINER

22' 06" x 12' 05" (6.86m x 3.78m) Double glazed window to front, doors to conservatory, parquet flooring, two radiators.

#### KITCHEN

11' 07" x 10' 05" (3.53m x 3.18m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for oven, space for fridge/freezer, space for dishwasher, space for undercounter fridge, door to rear, window to rear, vinyl flooring, radiator.

#### CONSERVATORY

23' 10" x 6' 09" (7.26m x 2.06m) Double glazed French door to rear, double glazed window to rear, double glazed door to side, carpet tiles, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, tile effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.

#### BEDROOM 1

12' 10" x 12' 09" (3.91m x 3.89m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 11" x 10' 09" (3.94m x 3.28m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4

8' 0" x 8' 0" (2.44m x 2.44m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin, bath, double glazed opaque window to rear, wood effect flooring, heated towel rail.

#### SEPARATE WC

Low level WC, wash hand basin, double glazed opaque window to rear, wood effect flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, shed.

#### INTEGRAL GARAGE

13' 09" x 8' 06" (4.19m x 2.59m) Door to front, power and light, radiator.

#### OFF STREET PARKING

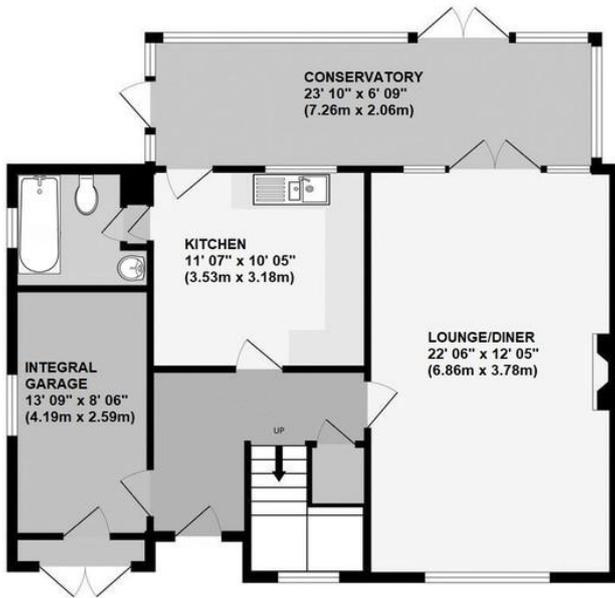
Drive.

#### DOUBLE GLAZING

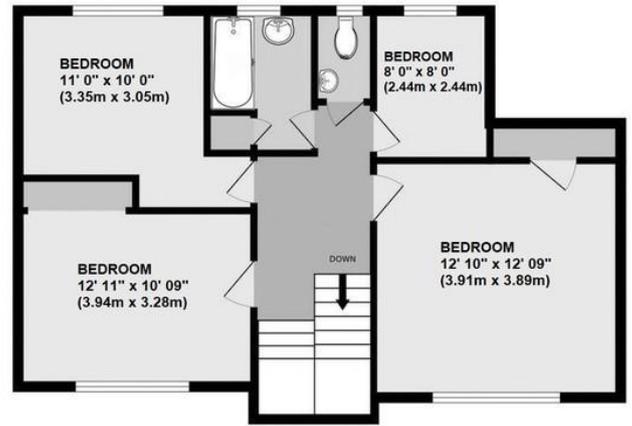
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.

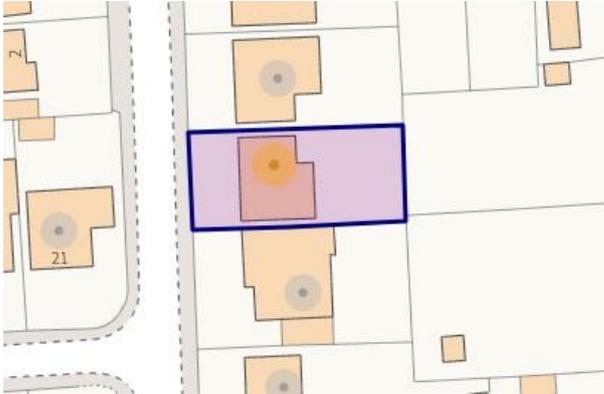


1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Council Tax Band: F**

**Tenure: Freehold**

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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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