



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(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	



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



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 ample-sized 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.

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 onto Living/Dining Room, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, matte sink unit with mixer tap, space for Rangemaster oven, space for under-the-counter fridge, space for under-the-counter freezer, plumbing for dishwasher, tiled flooring.

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.

Rear Garden

Approximately 25ft in length x 25ft in width
Paved with; artificial shrubbery to one side, access to detached garage via door (which can also be accessed for off-street parking via Highfield Avenue), light, water tap.

Garage

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.

