



Total area: approx. 194.5 sq. metres (2093.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Glentrammon Avenue | Green Street Green | BR6

Offers in excess of £700,000

- Semi-detached family home
 4 Bedrooms plus a study
- Modern kitchen/diner plus utility room
 Separate lounge
- 2 Bathrooms
 Stunning views of Green Street Green
- Landscaped Westerly-facing garden
 Huge covered car port



Kenton are delighted to present to the market this vast, 4 bedroom semi-detached house which has been fully extended and renovated throughout by the current owners in recent years, creating a ready to move into family home. Internally, the accommodation is naturally lit throughout given it's West to East orientation, comprising; a spacious lounge, separate from the modern kitchen/diner which is clearly the hub of the home and gives access to the covered car port and utility room. Additionally, there are 2 generously sized bedrooms to the ground floor, which are serviced by a contemporary shower room. Upstairs you will find, a double aspect principal bedroom benefitting from a walk-in-wardrobe and dressing area, a reasonable sized single bedroom, study and family bathroom. Outside, the rear garden is set over different tiers and has been intelligently landscaped so that full use is made of the space. Boasting a covered patio area, perfect for dining out on summer evenings, two areas of lawn, a pond and last but certainly by no means least, a substantial insulated and fully wired summerhouse, which features a decking area to the front giving unrivalled views over Green Street Green. To the front, there is a paved driveway with ample parking for 3 vehicles. Glentrammon Avenue, is ideally located for a number of schools such as Green Street Green Primary and Farnborough Primary, plus there are coaches/buses running to most Sevenoaks and Tunbridge Wells Grammar schools. Furthermore, Chelsfield train station is situated within a mile, or there are buses nearby on the High Street which service Orpington Station. We would highly recommend an internal viewing to be able to fully appreciate the accommodation on offer.

Offers in excess of £700,000 Freehold



Glentrammon Avenue, Green Street Green, BR6



Entrance Hall

Double glazed door to the front, staircase to first floor with cupboard under, radiator, laminated wood flooring.

Lounge

14'1" x 16'11" (4.29m x 5.16m)

Double glazed window to the front, radiators, fitted carpet.

Kitchen/Diner

19'10" x 12'7" (6.05m x 3.84m)

Double glazed window and door to the rear, door to the car port, range of contemporary wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive working surfaces, integrated gas hob with extractor hood over, integrated double oven, integrated fridge-freezer, integrated dishwasher, large island/breakfasting bar with cupboards and drawers under, radiator, skylight, laminate flooring.

Utility Room

8'1" x 6'2" (2.46m x 1.88m)

Double glazed door to the rear, wall-mounted cupboards, space for washing machine, space for tumble dryer, space for additional fridge or freezer, extractor fan, radiator, laminate flooring.

Covered Car Port

31'3" x 9'2" (9.53m x 2.79m)

Wooden doors to front, door to rear garden, power and light.

Bedroom 2

13'10" x 10'5" (4.22m x 3.18m)

Double glazed window to the rear, built-in storage cupboard, radiator, fitted carpet.

Bedroom 3

11'3" x 10'12" (3.43m x 3.35m)

Double glazed window to the front, radiator, fitted carpet.

Shower Room

Fully-tiled walls, walk-in shower cubicle, low-level WC, wash hand basin in vanity unit, heated towel rail, extractor fan, vinyl flooring.

Landing

Double glazed skylight to the front, fitted carpet.

Bedroom 1

17'5" x 12'6" measured at maximum points (5.31m x 3.81m)
Double glazed window to the rear, skylight to the front, dressing area, radiator, fitted carpet. Door to:

Walk-in Wardrobe

Fitted carpet.

Bedroom 4

9'3" x 6'11" (2.82m x 2.11m)

Double glazed window to the rear, radiator, fitted carpet.

Study

5'10" x 10'0" (1.78m x 3.05m)

Skylight to the front, cupboard housing boiler, radiator, fitted carpet.

Bathroom

Double glazed frosted window to the rear, fully tiled walls, panelled bath with mixer tap, low-level WC, wash hand basin, heated towel rail, vinyl flooring.

Rear Garden

Easterly facing and set over different levels comprising; a covered patio area with lighting, two lawned areas, pond, mature shrubs, plants and trees, decking area.

Summerhouse

20'10" x 13'10" (6.35m x 4.22m)

Fully insulated, with power and light, internet and TV capabilities, double glazed doors to the front, double glazed window to the front, inset spot lights, laminate wood flooring.

Front Garden

Steps up to the property, lawn area with mature shrubs, resin driveway for circa 3 vehicles.

