



Total area: approx. 93.2 sq. metres (1003.1 sq. feet)



## Glentrammon Avenue | Green Street Green | BR6

£525,000

-  Chalet semi-detached bungalow
-  2 bath/wet rooms
-  Low-maintenance, east-facing rear garden
-  Tranquil yet convenient location
-  3 bedrooms + study room
-  Well-proportioned living/dining room
-  Driveway & garage
-  NO ONWARD CHAIN



£525,000 Freehold



Kenton are delighted to present this 3 bedroom, 2 bath/shower room semi-detached chalet bungalow, tranquilly-yet-conveniently situated in the ever-popular Green Street Green area of Orpington. Internally, the accommodation is versatile, comprising to the ground floor; an ample-sized bedroom to the front, a well-proportioned living/dining room, a practical fitted kitchen as well as a contemporary wet room. To the first floor, you will find a further two bedrooms in addition to a separate study room, as well as a bathroom. Evidently, the property has been well-maintained by the respective owner and so is resultantly presented in good condition and neutral decorative order throughout. Externally, there is a small rear garden (and so ideal for a prospective buyer whom has a preference for a low-maintenance garden) which features both patio and traditional lawn areas, and boasts an easterly orientation. To the front is a further attractive traditional lawn area in addition to a long driveway facilitating off-street parking for multiple vehicles. Furthermore, there is also a garage to the side. As referenced, Green Street Green is a peaceful yet practical setting, with vast Kent countryside and resultantly scenic views a plenty. Equally, Chelsfield Station is circa a mile away, providing direct and frequent services into central London. A range of; handy shops, eateries and popular public houses are also within walking distance, as is the reputable Green Street Green Primary School (which is infact just a mere few seconds walk away). The well-renowned and ever-coveted Newstead Wood and St. Olaves Grammar Schools are also easily-accessible via short bus ride or drive. Orpington High Street itself, and its array of facilities, is also just a short bus ride or drive away. Marketed with the benefit of NO ONWARD CHAIN.

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### Porch

4'2" x 2'4" (1.27m x 0.72m)  
Wooden front door.

### Hallway

5'3" x 8'9" (1.59m x 2.66m)  
Wooden door, coved ceiling, ceiling rose, picture rail, built-in storage cupboards, radiator, fitted carpet.

### Bedroom 1

13'11" x 10'1" (4.23m x 3.07m)  
Double glazed window to front, coved ceiling, picture rail, covered radiator, fitted carpet.

### Wet Room

6'6" x 6'11" (1.99m x 2.11m)  
Double glazed frosted window to side, inset spotlighting, extractor fan, tiled walls, walk-in shower, wash hand basin in vanity unit, low level W.C, chrome heated towel rail, tiled flooring.

### Living/Dining Room

30'2" maximum x 11'3" maximum (9.20m maximum x 3.44m maximum)  
Double glazed window to front, double glazed sliding doors to rear garden, coved ceiling, picture rail, feature electric fireplace, radiators, fitted carpet.

### Kitchen

9'10" x 7'8" (2.99m x 2.33m)  
Double glazed window to rear, double glazed UPVC door to side, range of matching wall and base units and cupboards and drawers, work surfaces, splashback tiling, stainless steel 1 & 1/2 bowl sink unit, integrated oven with electric hob and fitted extractor hood over, space for upright fridge freezer, plumbing for washing machine, tiled flooring.

### Landing

Picture rail, built-in storage cupboard, access to eaves storage space, fitted carpet.

### Bedroom 2

10'6" x 8'1" (3.21m x 2.47m)  
Double glazed window to rear, coved ceiling, radiator, fitted carpet.

### Bedroom 3

10'2" x 6'9" (on to wardrobes) (3.11m x 2.07m on to wardrobes)  
Double glazed window to rear, coved ceiling, built-in wardrobes, radiator, fitted carpet.

### Study Room

7'0" x 4'9" (2.14m x 1.45m)  
Double glazed Velux window to front, coved ceiling, access to eaves storage space, radiator, fitted carpet.

### Bathroom

7'1" x 5'6" (2.17m x 1.67m)  
Double glazed frosted window to side, tiled walls, panelled bath with shower extension over, wash hand basin, low level W.C, towel rail, radiator, laminated wood flooring.

### Rear Garden

Approximately 30ft in length  
East-facing and featuring, patio area, steps leading to traditional lawn area, mature trees and shrubs, light, side access via gate.

### Garage

### Front

Traditional lawn area, mature shrubs, driveway, access to garage, side access via gate.

# Kenton

