



Lynne Close, Green Street Green

Freehold

£588,000

Situated in a pleasant cul-de-sac just a short walk from shops in Green Street Green High Street, and accessible to a selection of good schools and railway stations, this semi-detached chalet style bungalow offers particularly spacious accommodation over its two floors. The property has undergone a programme of modernisation and redecoration in the past few years and is stylishly presented in contemporary neutral tones. To the ground floor, there are two bedrooms (one befitting from a most attractively refitted shower room), a 25' lounge within dining area which overlooks the rear garden, kitchen, and a utility room. To the first floor, there are the two further bedrooms, and another refitted bathroom. The rear garden measures approximately 45', and there is a detached garage approached via own driveway providing ample off road parking. There is the possibility to extend (subject to planning permission). Viewing is highly recommended in order to appreciate all that this home has to offer.

Property Features

- Redecorated by the present owners
- Spacious accommodation on 2 floors
- 4 bedrooms
- Lounge within dining area overlooking garden
- Kitchen & separate utility room
- Approx. 45' garden with terrace and lawn
- Garage and own drive with ample parking
- Pleasant cul-de-sac location
- Close to shops, schools and buses

Porch

With entrance door to side. Laminate flooring. New UPVc fully glazed door leading to:

Entrance Hall

With stairs leading to the first floor landing. Built-in cupboard. Panel radiator. Laminate flooring.

Lounge With Dining Area

25'9" max x 11'1" max (7.85m max x 3.38m max)

A bright room with full height windows and door at the far end taking in views of the rear garden. Panel radiator. Laminate flooring.

Kitchen

9'2" x 8'9" (2.79m x 2.67m)

Fitted with a range of wall, base and drawer units with colour coordinated worktops and inset stainless steel single bowl single drainer sink unit. Partly tiled walls with decorative inserts and border. Space for slot-in gas cooker with extractor hood above. Further appliance space including room and plumbing for slimline dishwasher. Double glazed window to side and with double glazed door leading to the rear garden. Display shelving. Panel radiator. Ceramic tiled flooring.

Utility Room

Base unit with worktop over and space under for tumble dryer, and washing machine with plumbing. Ceramic tiled flooring. Double glazed window to side.

Bedroom 1

11'6" x 9'6" (3.51m x 2.9m)

Double glazed window to front. Panel radiator. Laminate flooring. Door to:-

En-Suite Shower Room

Attractively refitted with a white suite comprising:- walk-in shower cubicle, low level WC, and vanity wash hand basin. Double glazed frosted window to side. Heated towel rail.

Bedroom 2

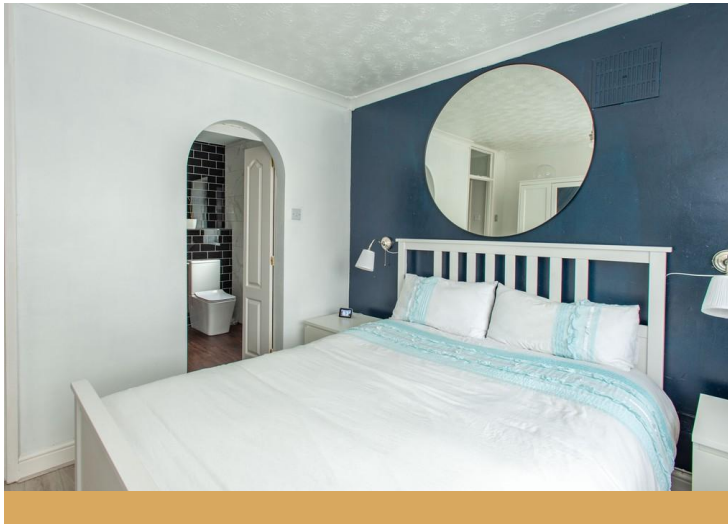
11'6" x 9'6" (3.51m x 2.9m)

Double glazed window to front. Built-in storage cupboard. Panel radiator. Laminate flooring.

First Floor Landing

With double glazed window to side on the half landing, and with skylight window to front on the landing. Sloping ceiling. Panel radiator. Laminate flooring. Access to eaves storage area





Bedroom 3

11' 9" max x 7' 11" max (3.58m max x 2.41m max)

With sloping ceiling. Skylight window to front. Panel radiator. Laminate flooring.

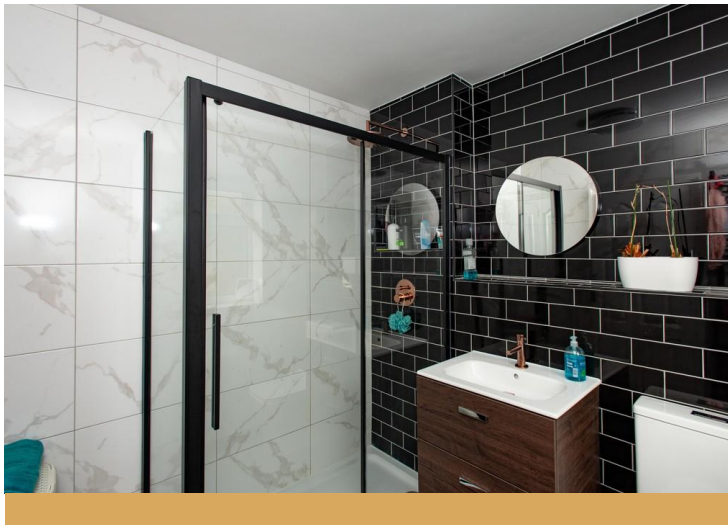
Bedroom 4

11' 9" max x 7' 11" max (3.58m max x 2.41m max)

With sloping ceiling. Skylight window to rear. Panel radiator. Access to eaves storage. Laminate flooring.

Bathroom

With sloping ceiling. Attractively refitted with a white contemporary style suite comprising:- "P" shaped shower bath with large "rain drop" shower head over and with shower screen, low level WC, and vanity wash hand basin. Marble effect tiling to walls and tile effect flooring. Heated towel rail. Extractor. Skylight window to rear.



Front Garden

Area of lawn with borders. Block paved driveway provides ample off road parking, and with access to:-

Detached Garage

20' 7" max x 8' 4" max (6.27m max x 2.54m max)

With up and over door to front, and with personal door and window to rear. Power and lighting.

Rear Garden

Approximately 45' 0" 0" (Approximately 13.72m)

Immediately behind the property there is a terrace. Then laid to lawn with borders. Gated pedestrian access leading to the front.

Agent's Note:-

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts -

Council Tax Band: "E"

EPC Rating: "D"

Total Square Meters: approximately 105

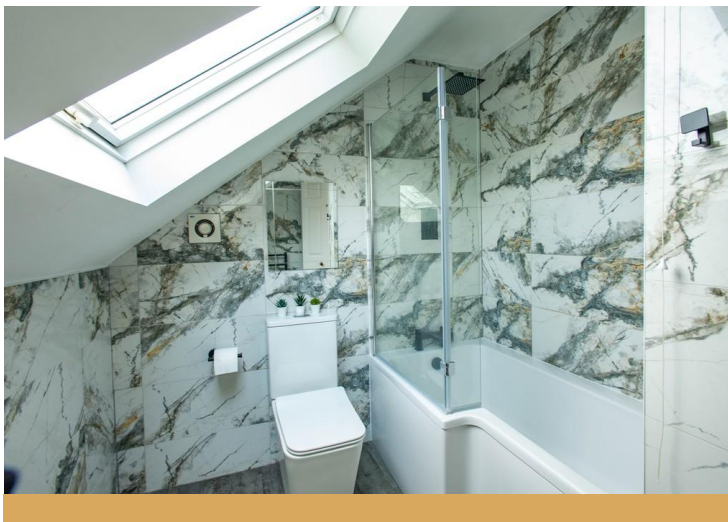
Total Square Feet: approximately 1130

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

Directions

From our offices adjacent to Tesco in Orpington, proceed to the War Memorial and take the third exit proceeding along Sevenoaks Road. Continue under the railway bridge, and over the mini roundabout with the junction with Cardinham Way. Continue along the road, passing The Crescent parade of shops on your right hand side (green in front of the shops). Upon reaching Green Street Green, continue over the mini roundabout into High Street. Lynne Close will be found after a distance on your right hand side (shortly before Worlds End Lane on your left hand side).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	64	



Local Authority: Bromley London Borough Council
Council Tax Band: Band E
Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.