

# THOMAS BROWN

ESTATES



## 43 Glentrammon Road, Orpington, BR6 6DF **Asking Price: £1,200,000**

- 4 Bedroom Detached Character House
- 87' Front & 110' Rear Garden - Fantastic Plot
- Rare to Market, Constructed in 1912
- Close to Chelsfield Station & Local Schools





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, four bedroom detached property constructed in 1912 boasting wonderful gardens to the front (87') and rear (110') that must be viewed to fully appreciate the size of plot and character on offer. The property is set back from the road and boasts close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance porch, lounge and dining room both with open fire places and original beams, study, kitchen/breakfast room and a shower room to the ground floor. To the first floor are four bedrooms, family bathroom with separate bath and shower, and a WC. Externally there is a block paved drive and garage to the front with the rest laid to lawn with mature flower beds and shrubs. To the rear is a large secluded garden with views over Green Street Green and numerous seating areas including a covered gazebo perfect for alfresco dining and entertaining. The property is well located for many sought after schools, Chelsfield Station and local shopping facilities which can be found in Green Street Green, Chelsfield and Orpington Town Centre. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location, plot size and character on offer that is rarely found in the local area.



#### FRONT

87' 0" x 50' 0" (26.52m x 15.24m) Block paved driveway for numerous vehicles with rest laid to lawn, mature shrubs and flowerbeds.

#### ENTRANCE PORCH

Door to side.

#### LOUNGE

19' 06" x 13' 11" (5.94m x 4.24m) Open fireplace, double glazed window to front, windows to side, three radiators.

#### DINING ROOM

21' 08" x 14' 0" (6.6m x 4.27m) Open feature fireplace with built in seatingsurround, double glazed bay window to front, carpet, two radiators.

#### KITCHEN/BREAKFAST ROOM

20' 05" x 12' 08" (6.22m x 3.86m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, two integrated under counter fridges, integrated dishwasher, French doors to rear, tiled flooring, radiator.

#### STUDY

10' 11" x 9' 11" (3.33m x 3.02m) French doors to side, carpet, radiator.

#### LOBBY

Door to rear, Velux window, double glazed window to side, tiled flooring, radiator.

#### SHOWER

Low level WC, wash hand basin, shower, Velux window, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

#### BEDROOM 1

13' 11" x 13' 02" (4.24m x 4.01m) Built in storage, double glazed window to front and side, carpet, radiator.

#### BEDROOM 2

14' 0" x 12' 01" (4.27m x 3.68m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

13' 11" x 12' 09" (4.24m x 3.89m) (measured at maximum) Fitted wardrobes, double glazed window to side and rear, carpet, radiator.

#### BEDROOM 4

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Wash hand basin, bath, shower, double glazed window to side, tiled effect flooring, radiator.

#### SEPARATE WC

Low level WC, wash hand basin, window to side.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

110' 0" x 63' 0" (33.53m x 19.2m) Patio area with rest laid to lawn, dedicated seating areas, covered gazebo, shed, external room housing boiler and appliances, mature shrubs and flowerbeds.

#### GARAGE

#### OFF STREET PARKING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR  
919 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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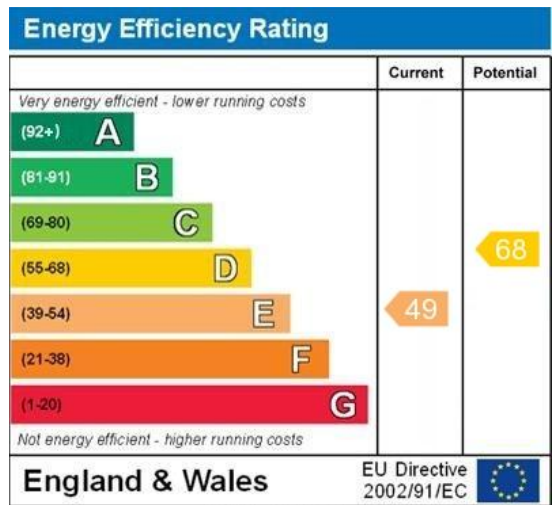


## Other Information:

**Council Tax Band:** G

**Construction:** Standard

**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.

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