

THOMAS BROWN

ESTATES

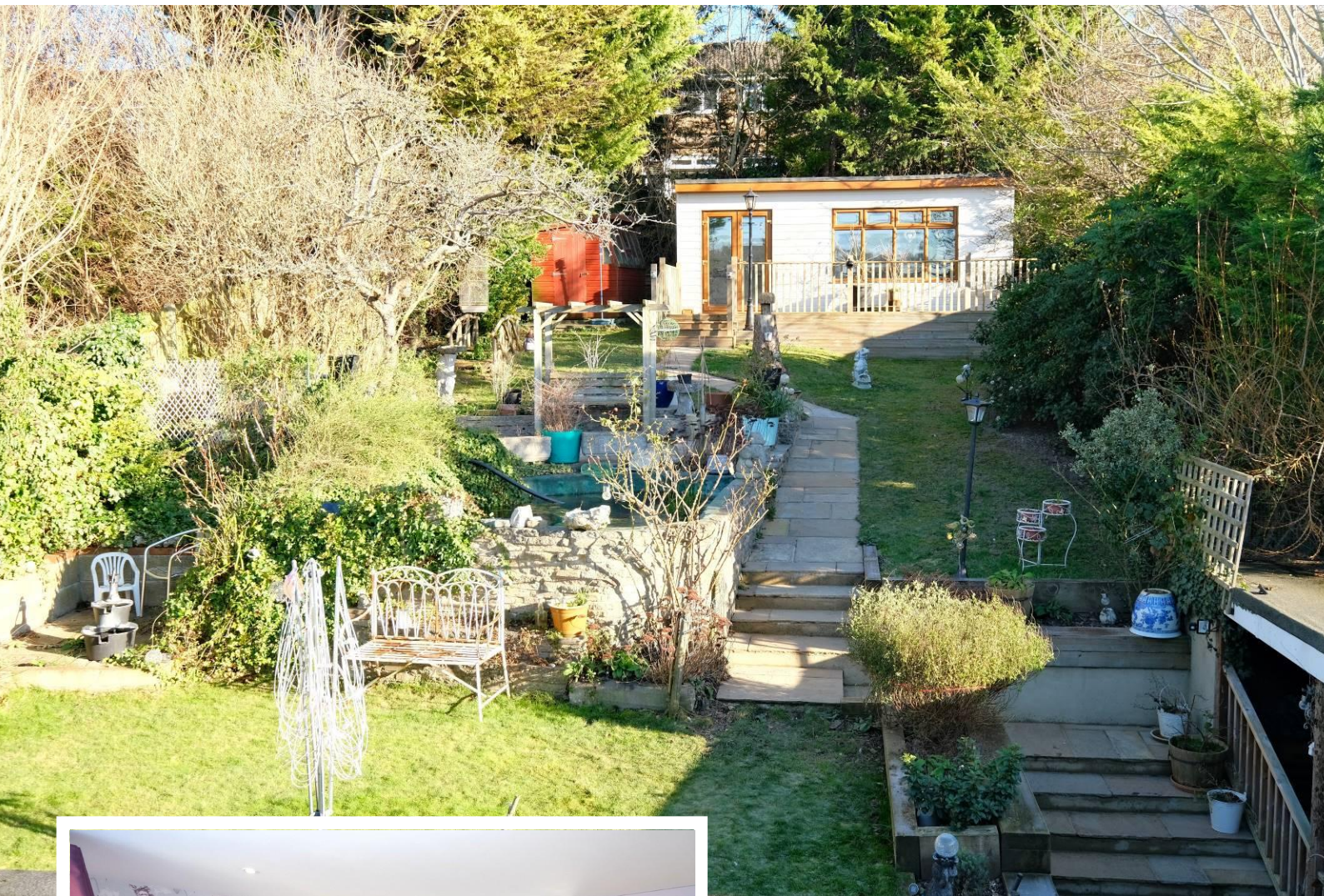


31 Glentrammon Avenue, Orpington, BR6 6JY

Fixed Price: £700,000

- 4 Bedroom Semi-Detached Property
- Well Located for Chelsfield Station & Glentrammon Park
- Extended & Loft Converted
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this four bedroom extended and loft converted semi-detached property located in the ever popular Green St Green - and must be viewed to fully appreciate the location and amenities on offer. The property is situated within walking distance of Chelsfield Station, Green St Green Primary School & High Street and Glen trammon Park. The accommodation comprises: entrance hallway, lounge, modern fitted kitchen/diner with direct access to the rear garden, utility room, two double bedrooms and a shower room to the ground floor. Stairs to the first floor landing area provide access to the master bedroom, a fourth bedroom, study room and bathroom. Externally the property boasts off street parking for three cars to the front, and a well maintained rear garden and covered patio area perfect for entertaining and alfresco dining. There is a fully insulated garden room with power, lighting, internet access, and Sky TV at the top of the garden. Glen trammon Avenue is very well located for local schools, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, under stairs storage cupboard, laminate flooring, radiator.

LOUNGE

16' 11" x 14' 01" (5.16m x 4.29m) Double glazed window to front, carpet, two radiators.

KITCHEN/DINER

19' 10" x 12' 07" (6.05m x 3.84m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and mixer tap, integrated hob with extractor over, integrated double oven, integrated fridge/freezer, integrated dishwasher, central island, double glazed door to rear garden, double glazed door to lean-to/garage, double glazed window to rear, double glazed ceiling lantern, laminate flooring, radiator.

UTILITY ROOM

8' 01" x 6' 02" (2.46m x 1.88m) Worktops, space for fridge/freezer, space for fridge, space for dryer, plumbing for washing machine, storage cupboard, laminate flooring, radiator, extractor fan.



LEAN-TO/GARAGE

31' 03" x 9' 02" (9.53m x 2.79m) Wooden garage doors to front, double glazed door to rear garden, two double glazed windows to side, power and light.

BEDROOM 2

13' 10" x 10' 05" (4.22m x 3.18m) Double glazed window to rear, storage cupboard, carpet, radiator.

BEDROOM 3

11' 03" x 11' 0" (3.43m x 3.35m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

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

STAIRS TO FIRST FLOOR LANDING

Velux window, carpet.



BEDROOM 1

17' 05" x 12' 06" (5.31m x 3.81m) (measured to longest and widest point and 1m high) Velux window to front, double glazed window to rear, carpet, radiator.

WALK-IN WARDROBE

Carpet.

BEDROOM 4

9' 03" x 6' 11" (2.82m x 2.11m) Double glazed window to rear, carpet, radiator.

STUDY

10' 0" x 5' 10" (3.05m x 1.78m) (measured to 1m high) Built in storage, Velux window to front, carpet, radiator.

BATHROOM

Low level WC, pedestal wash hand basin in vanity unit, panel enclosed bath, double glazed window to rear, tiled walls, laminate flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

100' 0" x 42' 06" (30.48m x 12.95m) (approx.) Patio area with rest laid to lawn, covered seating area, outside tap, power and light, pond, mature shrubs and trees.

SUMMER HOUSE

20' 10" x 13' 10" (6.35m x 4.22m) Double glazed French doors to front, double glazed window to front, insulated, power and light, Sky TV and internet feed.

OFF STREET PARKING

For 3 cars.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM.

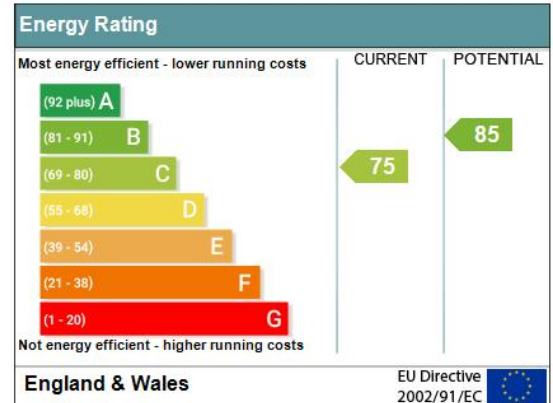


TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

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Address: 31 Glentrammon Avenue, ORPINGTON, BR6 6JY
RRN: 9330-2610-2300-2777-8175



Construction: Standard

Council Tax Band:

Tenure: Freehold

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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