

THOMAS BROWN

ESTATES

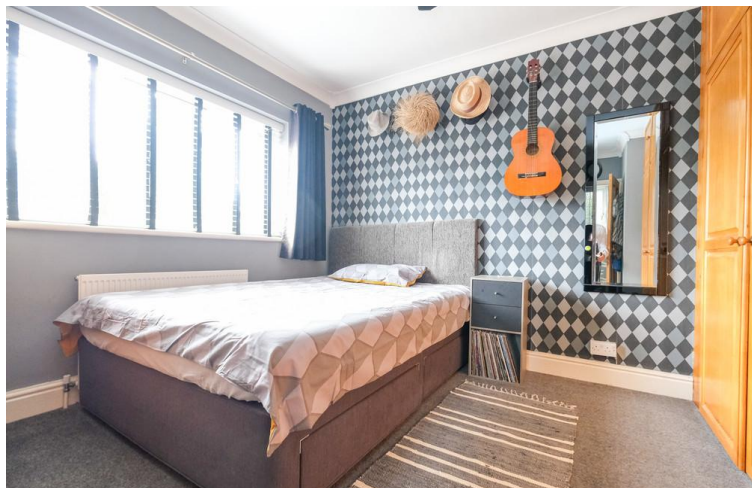


32 Glentrammon Road, Orpington, BR6 6DF

Asking Price: £680,000

- 3 Double Bedroom, 3 Reception Room Semi-Detached House
- Close Proximity to Chelsfield Station & Glentrammon Park
- Fantastic 112' Rear Garden
- Integral Garage & Driveway





Property Description

Thomas Brown Estates are delighted to offer this front and rear extended (1727 sqft), very well presented three double bedroom three reception room semi-detached house that must be viewed to fully appreciate the size of plot and location on offer. The property offers a fantastic 112' rear garden and ample parking to the driveway and boasts close proximity to Chelsfield Station, local schools and Glen trammon Park. The property comprises: entrance porch, lounge, dining room that is open plan to the modern fitted kitchen, family room, utility room and a WC to the ground floor. To the first floor are three double bedrooms and the family bathroom. Externally there is a block paved drive, integral garage and to the rear is a large garden mainly laid to lawn with a patio and covered decked area 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 and floor space on offer.



ENTRANCE PORCH

Double glazed door to side, double glazed panels to both sides and front, tile effect flooring.

ENTRANCE HALL

Double glazed composite door to front, carpet, radiator.

LOUNGE

15'11" x 12'03" (4.85m x 3.73m) Double glazed window to front, double doors to dining room, carpet, radiator.

DINING ROOM

14'04" x 9'11" (4.37m x 3.02m) Bi-folding doors to kitchen, carpet, radiator.

KITCHEN

16'03" x 9'09" (4.95m x 2.97m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, Rangemaster cooker (to stay) with extractor over, integrated dishwasher, integrated wine cooler, American fridge/freezer (to stay), double glazed window and double glazed door to rear, remote controlled solar powered skylight with blind, Amtico flooring.

FAMILY ROOM

16'02" x 13'0" (4.93m x 3.96m) Double glazed bi-folding doors to rear, double glazed opaque window to side, carpet, radiator.

UTILITY ROOM

10'06" x 7'10" (3.2m x 2.39m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, door to rear, space for fridge/freezer, space for washing machine, space for tumble dryer.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, Amtico flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, bespoke balustrade, carpet.

BEDROOM 1

12'05" x 11'02" (3.78m x 3.4m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

9'07" x 9'06" (2.92m x 2.9m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

16'09" x 7'11" (5.11m x 2.41m) Double glazed windows to both sides and front, laminate flooring, two radiators.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, two double glazed opaque windows to rear, tiled walls, Amtico flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

112'0" (34.14m) Patio area, covered decked area, laid to lawn, mature flowerbeds.

OFF STREET PARKING

Block paved drive for multiple vehicles.

INTEGRAL GARAGE

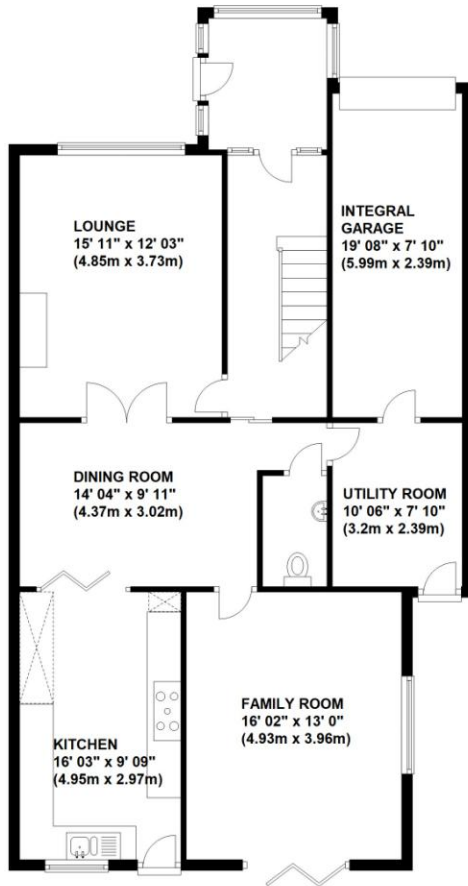
19'08" x 7'10" (5.99m x 2.39m) Electric up and over door, power and light.

DOUBLE GLAZING

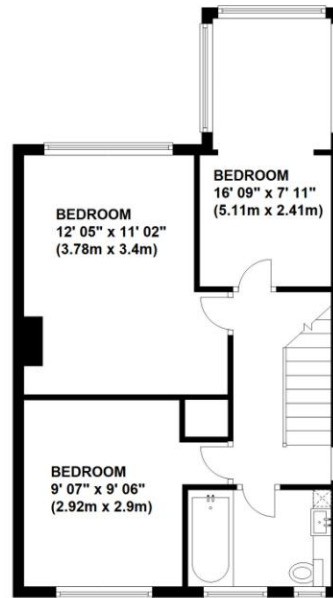
CENTRAL HEATING SYSTEM



Ground Floor
Approx. 109.6 sq. metres (1180.1 sq. feet)



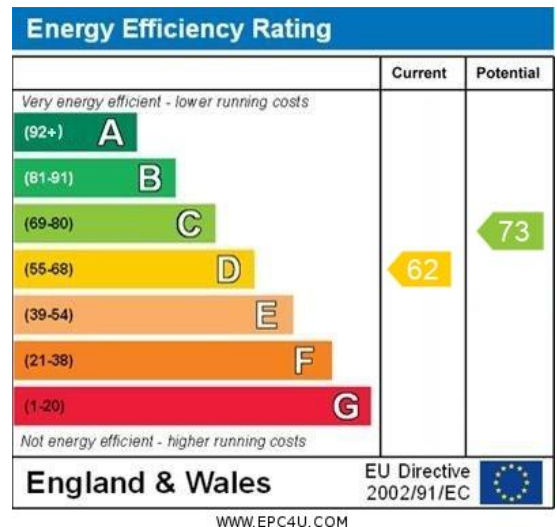
First Floor
Approx. 50.9 sq. metres (547.4 sq. feet)



Total area: approx. 160.5 sq. metres (1727.4 sq. feet)



Construction: Standard
Council Tax Band: F
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.

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

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