

THOMAS BROWN

ESTATES



73 Glentrammon Road, Orpington, BR6 6DG

Asking Price: £750,000

- 4 Bedroom, 2 Bathroom Detached Property
- Well Located for Chelsfield Station & Glentrammon Park
- 2 Large Reception Rooms
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious (1576 sqft) four bedroom two bathroom detached property situated in the ever popular Green Street Green boasting easy walking distance to Chelsfield Station, Glentrammon Park and Green Street Green Primary School. The accommodation on offer comprises; entrance porch and hallway, two large reception rooms, modern fitted kitchen/breakfast room, utility area, double bedroom and a shower room to the ground floor. To the first floor are three further bedrooms and family bathroom. Externally there is a rear garden laid to lawn with numerous sheds and workshop, parking and garage (accessed from rear) and a driveway to the front. Glentrammon Road is very well located for local schools, shops, bus routes and Chelsfield Station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of finish, floor space and location on offer.



ENTRANCE PORCH

Double glazed door to side, double glazed window to front.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

24' 09" x 12' 06" (7.54m x 3.81m) Double glazed sliding door to rear, double glazed window to side, wood flooring, radiator.

RECEPTION ROOM

15' 11" x 13' 0" (4.85m x 3.96m) Three double glazed windows to front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

16' 0" x 14' 04" (4.88m x 4.37m) Range of matching wall and base units with granite worktops over, stainless steel sink, integrated oven, integrated induction hob, integrated fridge/freezer, integrated dishwasher, space for table and chairs, double glazed window to rear, double glazed opaque panel to side, tiled flooring.

UTILITY SPACE

Space for fridge/freezer, space for washing machine, space for tumble dryer.

BEDROOM

19' 04" x 8' 04" (5.89m x 2.54m) Fitted wardrobes, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

13' 04" x 12' 05" (4.06m x 3.78m) Fitted wardrobes, double glazed window to front and side, carpet, radiator.

BEDROOM

13' 01" x 10' 03" (3.99m x 3.12m) Fitted wardrobes, double glazed window to side and rear, carpet, radiator.

BEDROOM

8' 01" x 7' 09" (2.46m x 2.36m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash and basin, bath with shower over, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

45' 0" (13.72m) Patio area with rest laid to lawn, workshop, shed, side access.

FRONT/OFF STREET PARKING

Drive, mature flowerbeds.

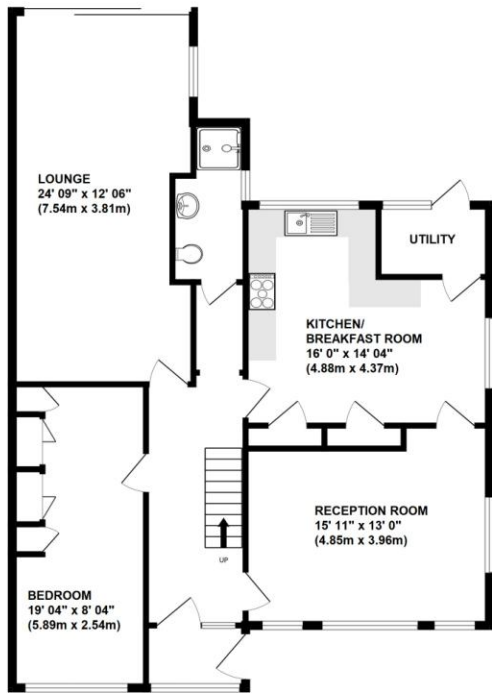
GARAGE AND PARKING TO REAR

DOUBLE GLAZING

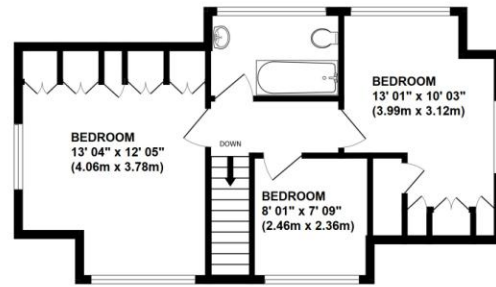
CENTRAL HEATING SYSTEM



GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: F

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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ESTATES