

THOMAS BROWN

ESTATES

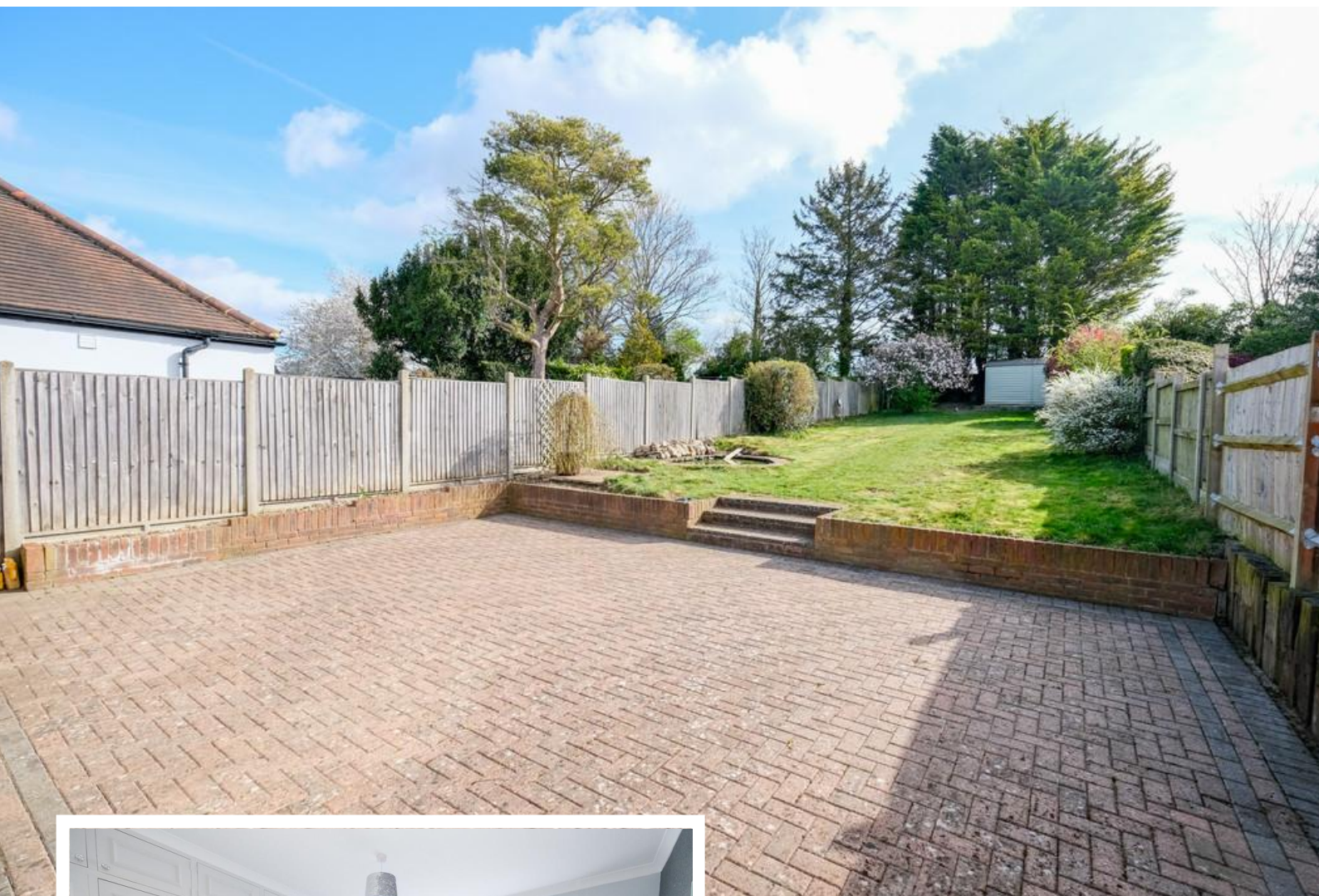


51 Glentrammon Road, Orpington, BR6 6DF

Offers IEO: £650,000

- 5 Bedroom, 2 Bathroom Semi-Detached Chalet Property
- 45' Drive, Double Garage & 115' Rear Garden
- Backs onto Glentrammon Park
- No Forward Chain, Extended





Property Description

Thomas Brown Estates are delighted to offer this extended five bedroom two bathroom semi-detached chalet property being offered to the market with no forward chain, boasting a 115' rear garden that backs onto the ever popular Glen trammon Park and views over Green Street Green and High Elms to the front. The property comprises: entrance hallway, lounge, kitchen/diner with direct access to the rear garden, two bedrooms, bathroom, shower room and utility room to the ground floor. To the first floor are a further three bedrooms. Externally there is a block paved drive for numerous vehicles, double garage and a 115' rear garden mainly laid to lawn with a large patio perfect for alfresco dining and entertaining. Please note the property has been recently rewired throughout and STPP has great potential to extend further across the rear and/or enlarge the first floor if required. 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 HALL

Composite door to side, carpet, radiator.

LOUNGE

14' 0" x 12' 09" (4.27m x 3.89m) Feature fireplace, double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

19' 10" x 14' 08" (6.05m x 4.47m) Range of matching wall and base units with worktops over, one and half bowl sink and drainer, space for cooker, space for fridge/freezer, double glazed window and double glazed door to rear, laminate flooring, two radiators.

UTILITY ROOM

Wash hand basin, space for washing machine, space for tumble dryer, double glazed opaque window to side, tiled flooring.



BEDROOM

14' 01" x 10' 06" (4.29m x 3.2m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM

11' 06" x 8' 10" (3.51m x 2.69m) (measured at maximum) Double glazed window to rear, under stairs storage, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bidet, bath with shower attachment, double glazed opaque window to side, tile effect flooring, heated towel rail.

SHOWER ROOM

Low level WC, shower cubicle, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.



BEDROOM

12' 01" x 8' 07" (3.68m x 2.62m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.

BEDROOM

10' 07" x 8' 03" (3.23m x 2.51m) (measured at maximum) Built in storage, wash hand basin in vanity unit, double glazed window to front, carpet, radiator.

BEDROOM

10' 06" x 8' 04" (3.2m x 2.54m) Built in storage, wash hand basin in vanity unit, double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

115' 0" x 30' 0" (35.05m x 9.14m) Patio area with retiling to lawn, pond, mature shrubs.

OFF STREET PARKING

45' block paved drive for multiple vehicles.

GARAGE

19' 09" x 13' 05" (6.02m x 4.09m) Door to side, power and light.

DOUBLE GLAZING

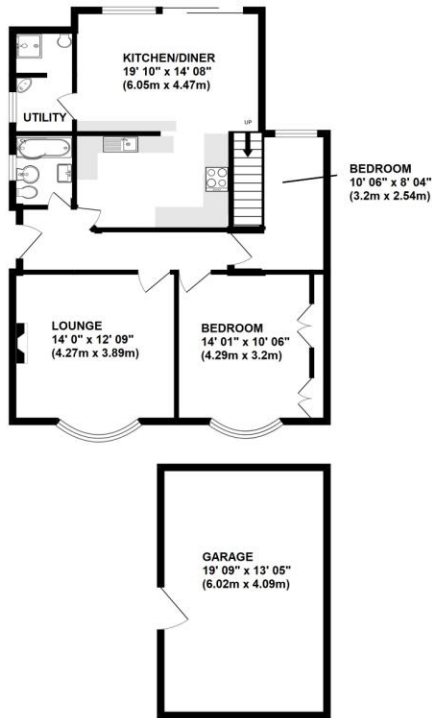
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

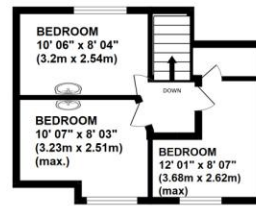
RECENTLY REWIRED



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

While 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.
Made with MapInfo 6.05.02



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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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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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