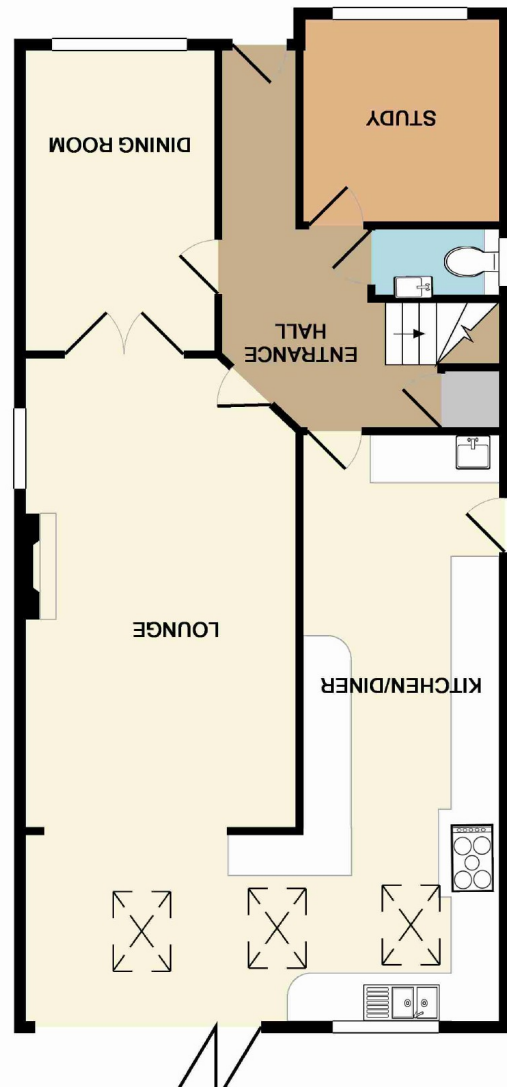


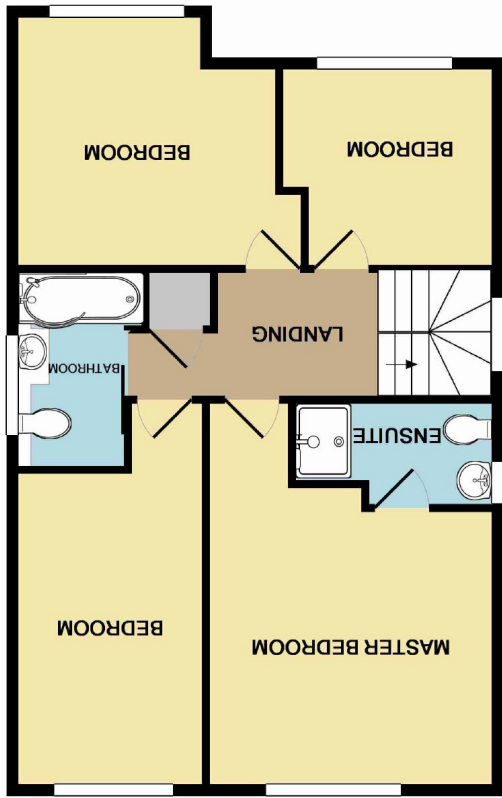
jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by your surveyor and solicitor or legal adviser.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2015

GROUND FLOOR  
APPROX. FLOOR  
AREA 819 SQ.FT.  
(76.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)



Glentrammon Road, Green Street Green, Orpington, BR6 6DQ  
£775,000

**Description:**

This well presented, extended, four bedroom detached house was purchased new from a highly regarded local builder approximately eleven years ago. Conveniently placed for Chelsfield Station with its excellent commuter services, bus routes pass nearby and there are primary schools and local shops all within easy reach.

The superb interior is highlighted by the luxury handmade fitted kitchen with its array of quality Neff appliances including five ring induction hob, steamer, microwave, twin ovens with grill, dishwasher and waste disposal. The hand painted units have sleek Corian worktops. The breakfasting area has a feature quartz tiled wall finish and bi-folding doors to the garden. The living room with its feature fireplace has double doors in bevelled glass leading to the dining room. There is also a study and these principal rooms, together with the entrance hall, have been finished with oak flooring.

To the first floor the galleried landing serves four bedrooms, the master having a modern en-suite shower room. The family bathroom has a three piece white suite, including a jacuzzi shower bath and Travertine wall tiling.

Outside the garage has been adapted to create an office (13'3 x 9'2) with power, light and heating. There is a partitioned storage area behind the front garage door. The gardens have been landscaped to front and rear and have been arranged with astro turf to keep maintenance to a minimum. The manageable rear garden has a raised seating area. There is parking for two to three cars on the drive. EPC rating C.



**Directions:** From our office in Crofton Road, Locksbottom proceed to the traffic lights at Chapter One (A21). Turn left onto Farnborough Common (A21). At the second roundabout turn left and at the mini-roundabout go straight ahead into Glentrammon Road. Follow the road up the hill, round the right hand bend at the top and the property will be found towards the far end on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

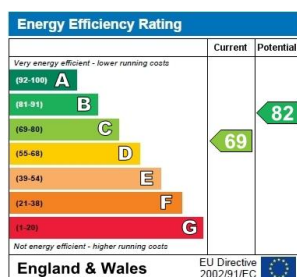


**Room Dimensions:**

Entrance Hall	
Cloakroom	
Living Room	19'6 x 11'4
Dining Room	12'8 x 8'2
Study/Family Room	8'8 x 7'4
Kitchen/Breakfast Room	24'9 x 8'1 + 11'10 x 8'
First Floor Galleried Landing	
Bedroom One	12' x 11'2
En-suite	
Bedroom Two	12' x 10'8
Bedroom Three	13'8 +threshold x 8'2
Bedroom Four	9' x 8'8
Family Bathroom	
Outside	
Rear Garden	
Front Garden	
Garage/Office	



Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.



Please contact the branch for a complete copy of the EPC document

