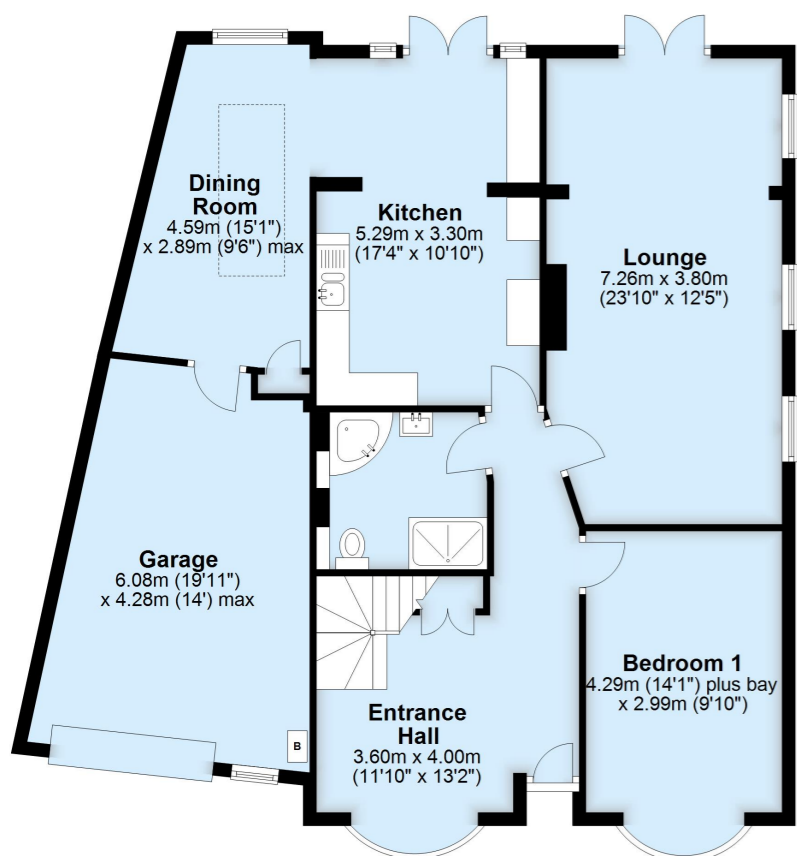


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



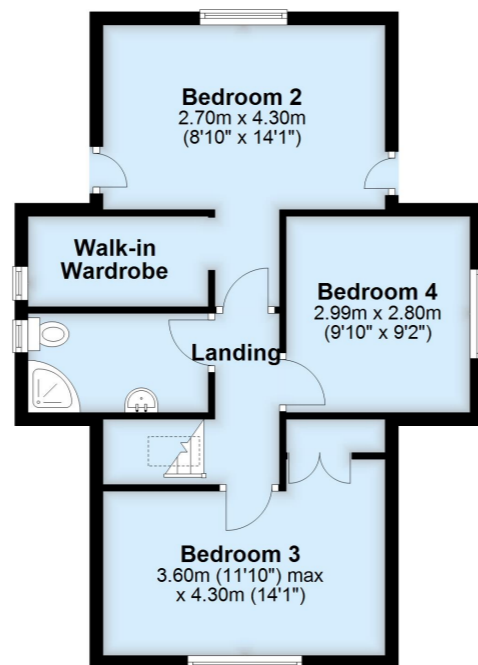
Ground Floor

Approx. 116.7 sq. metres (1255.7 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 165.2 sq. metres (1777.9 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

2 Glentrammon Close, Orpington, Kent, BR6 6DL

Guide Price £750,000 Freehold

- Deceptively Spacious
- Generous Living Space
- Bathroom & Shower Room
- Cul-De-Sac Location
- Four Double Bedrooms
- Separate Dining Room
- Parking For Four Cars
- Nearby Schools/Transport



Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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2 Glentrammon Close, Orpington, Kent, BR6 6DL

Take a look inside this deceptively spacious family home, offering versatile accommodation over two floors. You will be impressed walking through the bright and airy reception hallway, leading to well-planned rooms, ideal for the growing family or two generational living. There is a double bedroom and family bathroom on the ground floor, a generous double aspect living room of 7.26m by 3.80m, a spacious kitchen which is semi-open plan to the dining room, plus interior access to the attached garage. The first floor offers a further three double bedrooms, en-suite dressing/walk-in wardrobe area, and family shower room off the landing. You will be encouraged by the 111ft east facing rear garden, secluded patio, side entrance, plus private frontage for four cars. Additional features include double glazed windows, central heating by combination boiler, 'turn-key' interior, double aspect rooms, natural wood flooring, oak veneer interior doors, modern lighting, double glazed ceiling lantern and skylight window. The property occupies a quiet cul-de-sac aspect within walking distance of good transport links in , Green St Green local amenities (Waitrose and nearby shops, reputable schools, grammar schools in St Olave's and Newstead Wood. To appreciate the family space on offer, Interior viewing comes highly recommended by the sellers' sole agent.

Location

From Orpington War Memorial roundabout exit onto Sevenoaks Road. At roundabout take second exit to stay on Sevenoaks Road. At the next roundabout take the first exit onto Glentrammon Road. Turn left into Glentrammon Close.



Ground Floor

Entrance Porch

Reception Hallway

Double glazed entrance door, double glazed bay window to front, radiator, built-in coat cupboard, natural wood flooring, recessed ceiling lights, stairs to first floor, meter cupboards, room thermostat.

Living Room

Double glazed French doors to garden, three double glazed windows to side, two radiators, part recessed ceiling lights and pendant lighting, wall display shelves.

Dining Kitchen

Double glazed French doors to patio, fitted wall and base cabinets, one and a half bowl sink unit, gas double oven and hob, stainless steel extractor canopy, white goods (negotiable), recessed ceiling lights, ceramic tiled floor, semi open plan to dining room.

Dining Room

Double glazed window to rear, double glazed ceiling lantern, radiator, recessed ceiling lights, built-in storage cupboard, door to garage.

Bedroom

Double glazed bay window to front, radiator, recessed ceiling lights.

Bathroom With Shower Cubicle

Corner bath, back to cabinet WC, hand wash basin on vanity unit, double sized shower cubicle with sliding screen door, extractor fan, recessed ceiling lights, ceramic tiled floor, chrome heated towel rail.

First Floor

Landing

Double glazed skylight window, recessed ceiling lights.

Bedroom

Double glazed window to rear, radiator, eaves storage areas, archway to walk-in wardrobe.

Walk-In Wardrobe

Double glazed window to side, range of open wardrobes and storage shelves, recessed ceiling lights.

Bedroom

Double glazed window to side, radiator, recessed ceiling lights.

Bedroom

Double glazed window to front, radiator, recessed ceiling lights, built-in storage cupboard.

Family Shower Room

Double glazed window to side, corner shower unit, WC, hand wash basin, recessed ceiling lights, extractor fan, ceramic tiled floor, built-in cupboard, built-in linen cupboard.

Outside

Rear Garden

111ft approx. A secluded east-facing block-paved patio ahead of a few steps and a decorative retaining wall to the open lawn space, mature shrubs and trees, garden shed, wall lights, side gate, outside tap.

Attached Garage

Attached to side with power and light, central heating boiler, interior door from dining room.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G