



## 11 Glentrammon Close

, Orpington, BR6 6DL

Price Guide £600,000 to £625,000



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## Description

Guide Price £600,000 to £625,000 . Offered ~"chain-free", this greatly extended detached bay-fronted bungalow is situated in a lovely cul-de-sac just up the road from local shops and doctors' surgery at Green Street Green, as well as a popular primary school, parkland, and bus routes. Internally, the bungalow offers spacious accommodation, including a vaulted kitchen with built-in appliances, two double bedrooms, a modern four-piece bathroom, and two reception rooms (both approximately 17ft). The lounge also boasts a charming character fireplace. Additional benefits include partial double glazing, gas central heating, and, we understand, a consumer unit replaced in 2023. Outside, you'll find an established garden, a garage, and a long private driveway. Viewing is highly recommended.

## Entrance Porch

With light

## Hall

Radiator, Storage cupboard, access to loft.

## Bedroom One

Double glazed light bay window to front, radiator.

## Bedroom Two

Double glazed leaded light bay window to front. radiator.

## Bathroom

4 piece white suite with, enclosed fully tiled shower, toilet and wash hand basin in unit, freestanding bath, two double glazed opaque windows to side.

## Lounge

French doors to rear, two double glazed windows to side, lovely character fireplace, Built in bookcase, radiator.

## Dining Room

Arch window to side, double glazed door to side, two radiators.

## Kitchen

With vaulted loft and built in appliances, enamel inset sink, double glazed window to side, door to rear.

## Garden

Established garden with lawn area, fishpond and greenhouse.

## Garage

Up and over door, with private drive.

## Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "F"

EPC Rating: C

Total Square Meters: 111 approx.

Total Square Feet: 1199 approx.

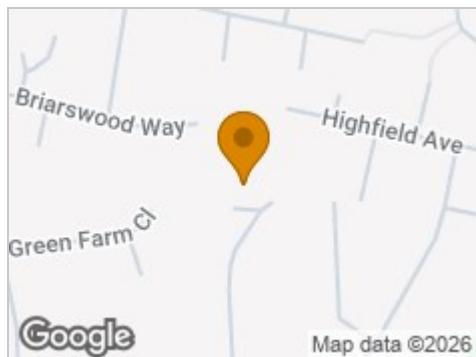
Room Dimensions: As per floorplan

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund  
Orpington 01689 821904 or via email  
orpington@edmund.co.uk



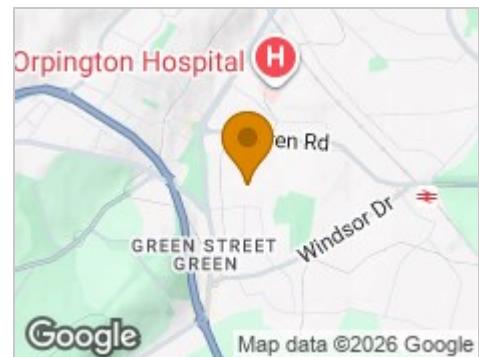
## Road Map



## Hybrid Map



## Terrain Map



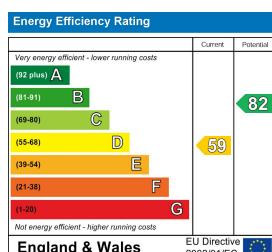
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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