



1 Wellhurst Close, Green Street Green, Kent, BR6 6BH

*****GUIDE PRICE £725,000-£750,000*****

Nestled in the serene Wellhurst Close, Green Street Green, Orpington, this charming detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious reception room provides an inviting space for relaxation and entertaining, while the well-appointed bathroom ensures practicality for everyday living.

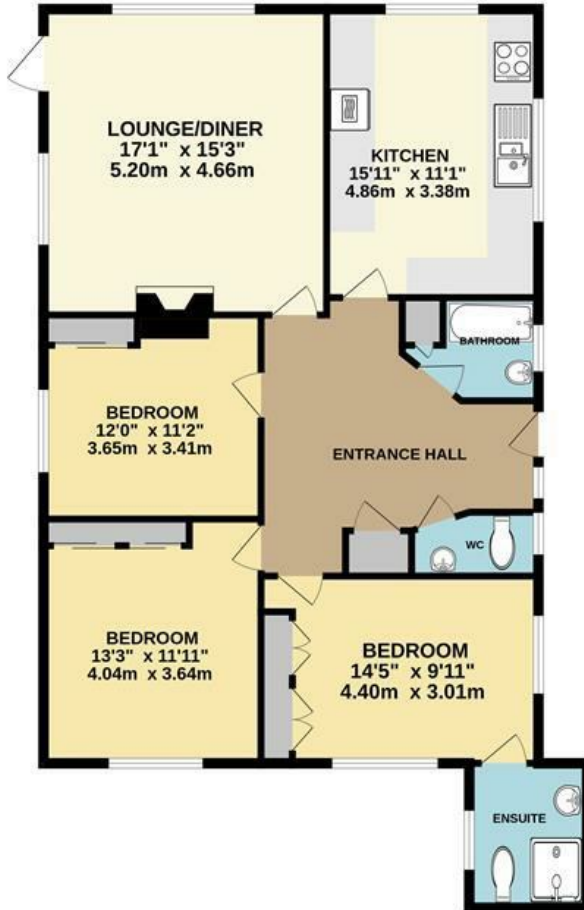
One of the standout features of this bungalow is its location within a gated development, providing an added layer of security and privacy. Residents will appreciate the close proximity to local shops and pubs, making it easy to enjoy the vibrant community atmosphere. For nature enthusiasts, the property offers a pretty mature garden along with High Elms Country Park being just a stone's throw away, offering beautiful green spaces for leisurely walks and outdoor activities.

Additionally, the property is chain-free, allowing for a smooth and straightforward purchasing process. For those who require easy access to major transport links, Junction 4 of the M25 is approximately 2.5 miles away, making commuting a breeze.

- Chain Free
- Gated development
- Close to shops and pubs
- Garage
- 2.5 miles approx to junction 4 of the M25
- Close to good schools
- EPC D
- Council Tax E

£725,000

GROUND FLOOR
1333 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		