

47 Green Farm Close, Green Street Green, Kent, BR6 6DJ

Set within a private close, this substantial 20 year old, seven-bedroom detached family home, including the two-bedroom attached annex, offers generous and versatile accommodation., including four reception rooms, ideal for modern family living.

The main house features excellent flexibility with a large well-appointed kitchen/dining room, allowing for seamless interaction whilst cooking and three further reception rooms, offering ample space for entertaining. Five well-proportioned double bedrooms, two with en-suite bathrooms, complemented by a separate family bathroom.

The large 2 bed Annex with a lounge and kitchen area plus bathroom, provides independent accommodation making it ideal for extended family, guests, home working or possible use as an "airbnb" generating a good income, with separate access and also connection to the main home.

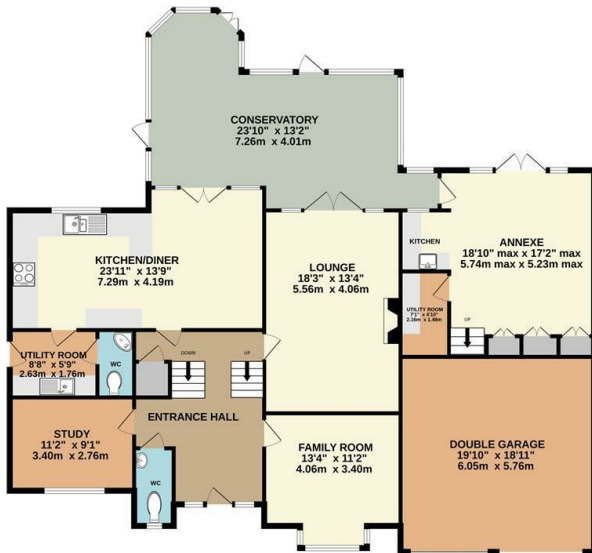
Externally, the property benefits from large front and rear gardens and large 2 car integral garage plus private off-street parking for 3 cars. Close to excellent local schools and Orpington main line station to London Victoria, Charing Cross and Cannon Street.

A rare opportunity to acquire a spacious and adaptable home in a quiet, sought after location, perfectly suited to growing families or those seeking flexible living arrangements.

- Quiet location in Green Street Green
- Large detached family home
- Double garage
- Self contained annex
- Open plan kitchen / diner
- Close to good transport links, good schools , shops and restaurants.
- Off street parking
- Large garden
- EPC B
- Council Tax G

£1,595,000

GROUND FLOOR
2253 sq.ft. (209.3 sq.m.) approx.



1ST FLOOR
1347 sq.ft. (125.2 sq.m.) approx.



TOTAL FLOOR AREA : 3601 sq.ft. (334.5 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	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	