



8 Lynne Close, Green Street Green, Kent, BR6 6BS

***** Guide Price £525,000 to £550,000 *****

Nestled in the desirable Lynne Close, Green Street Green, this charming bungalow presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception room provides versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

One of the standout attributes of this property is the potential for extension subject to planning permission, allowing you to tailor the home to your specific needs and preferences. Additionally, the off-street parking accommodates up to two vehicles, a valuable asset in this sought-after area.

The good-sized garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Families will appreciate the outstanding school catchment, making it an ideal location for those with children. Furthermore, the property is conveniently located close to local stations, providing easy access to transport links for commuting or exploring the wider area.

£525,000

- Chain free
- Potential to extend STPP
- Off street parking
- Garage
- Good size garden
- Outstanding school catchment area
- Easy access to M25
- Local train stations
- EPC to be confirmed
- Council tax E

GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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 | | 78 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |