



## 6 Glentrammon Gardens

, Orpington, BR6 6JX

£590,000





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## Discription

An extended and attractive bay-fronted detached bungalow, situated in this residential and highly regarded cul-de-sac, which has a footpath at the end of the road leading to Brittenden Parade.

Internally, the accommodation comprises two double bedrooms, a shower room, a good-sized kitchen, and a well-appointed lounge with an adjoining room currently used as a study.

Additional benefits include gas central heating, double glazing, and fitted carpets. The property is tastefully decorated and presented in a clean and tidy condition.

Outside, the garden enjoys a southerly aspect, and there is a garage with off-street parking for two cars.

Offered with no onward chain, internal viewing is strongly recommended.

## Entrance Hall

Radiator, cupboard housing cylinder, access to loft.

## Bedroom One

Double glazed window to front, radiator, range of bedroom furniture.

## Bedroom Two

Double glazed window to front, radiator, range of bedroom furniture.

## Shower Room

Walk in fully tiled shower, low level WC, wash hand basin, two double glazed windows to side, vinyl floor, tiled walls, radiator.

## Lounge

Double glazed patio door to rear, 2 radiators, feature fireplace, wall lights.

## Study

Double glazed window to front and rear, two double glazed windows to side. Desk, radiator

## Kitchen

Range of matching wall and base units with stainless steel sink and drainer, mixer taps, double glazed window to rear, plumbing for washing machine, gas point 4 cooker, radiator, double glazed door to side

## Garden

South facing laid to lawn with shed, patio.

## Garage

Up and over door

## Front garden

Off street parking for 2 cars

## Agent's Note

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

Council Tax Band: "E"

EPC Rating: D

Total Square Meters: Approx. 97 including garage

Total Square Feet: Approx. 1053 including garage

Room Dimensions: As per floorplan

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to

scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)



Road Map



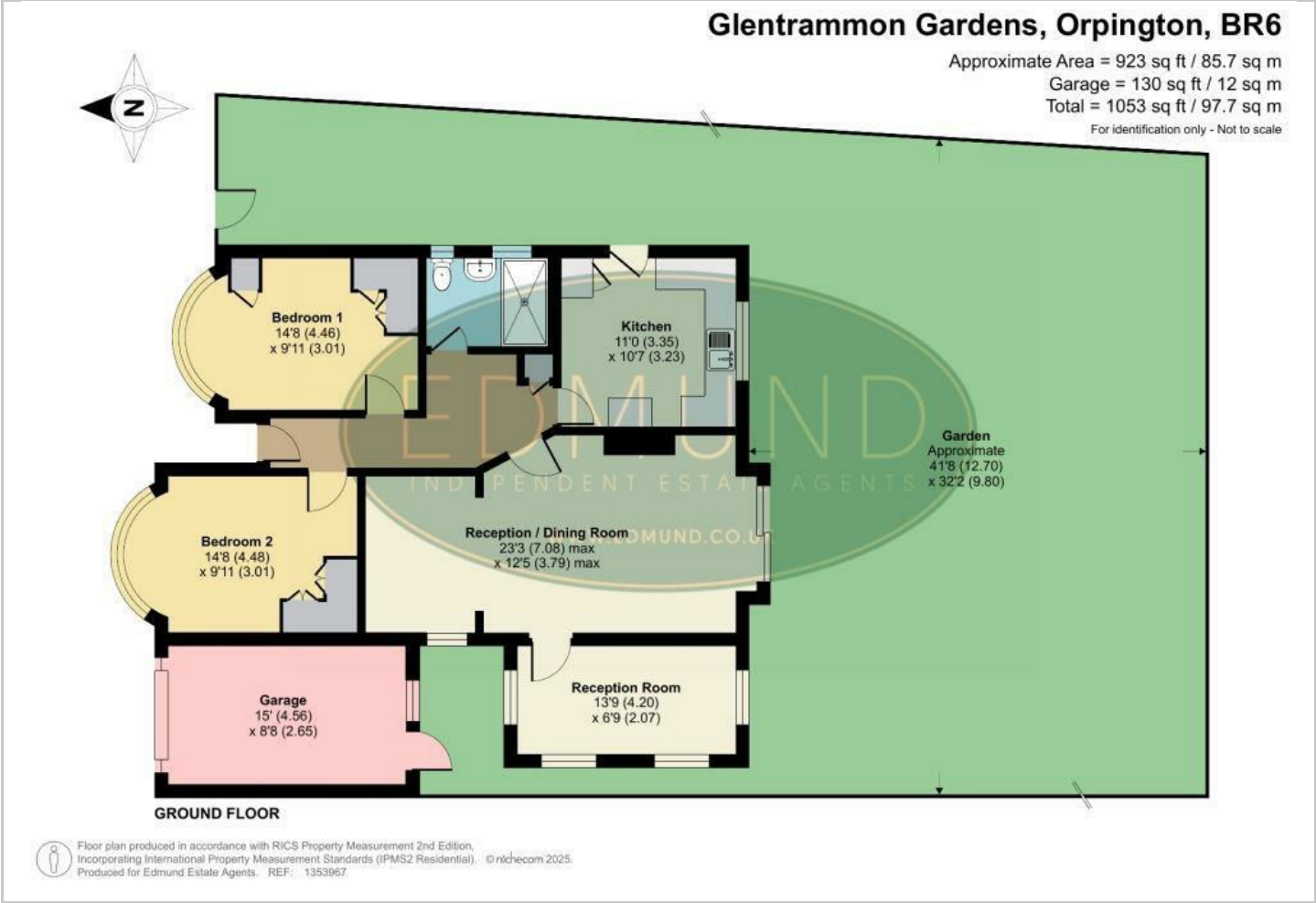
Hybrid Map



Terrain Map



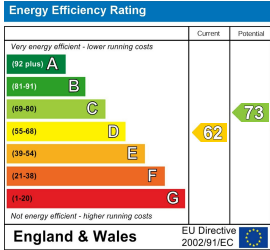
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.