



## 91 Glentrammon Road | Green Street Green | BR6

£925,000

-  Substantial 5 bedroom detached house
-  3 reception rooms plus study
-  Integral garage
-  Driveway for multiple vehicles
-  Newly fitted kitchen
-  2 bathrooms plus downstairs WC
-  Sunny aspect rear garden
-  Country views



Kenton are delighted to present to the market this substantial 5 bedroom 1970's detached family residence. Spanning over circa 2,100 sqft the accommodation comprises; a larger than average porch area leading to the entrance hall, a good-size lounge which overlooks the rear garden, a further reception room which is currently being utilised as a games/hobby room and also gives access to the integral garage. The kitchen has been newly fitted with a contemporary suite in recent years, opening on to the dining room which also wraps round into a utility area. To complete the ground floor accommodation, there is a study and downstairs WC. Upstairs, the space is equally as generous with 5 bedrooms (2 of which benefit from fitted storage) and 2 bathrooms. The rear garden has a sunny aspect and has been well-landscaped for easy maintenance, measuring circa 35m x 70m (unmeasured), with a large patio area stepping up onto the lawn which boasts a further entertaining space by way of a decked area. Additionally, there is an integral garage which gives ample storage or alternatively the potential to convert into an additional room, subject to planning permission. Also worthy of note, the paved driveway provides sufficient parking for multiple vehicles. Situated almost at the peak of the hill, the property enjoys beautiful countryside views to the front, and is ideally located for Chelsfield station (which is circa 15 minutes' walk) and the R1 bus route. Furthermore, Green Street Green Primary School is also within walking distance, as is the High Street with its array of shops and facilities including Waitrose. Internally, this family home has been well-looked after by the current owners over the years, and is perfect for any growing family or even those looking for multi-generational living accommodation. Needless to say, we would highly recommend arranging an appointment to view to be able to fully appreciate the accommodation on offer.

£925,000



## 91 Glentrammon Road, Green Street Green, BR6



### Porch

6'4" x 9'5" (1.94m x 2.88m)

Double glazed sliding doors to the front, modern front door, tiled flooring.

### Living Room

12'11" x 15'11" (3.94m x 4.84m)

Double glazed doors to the rear with double glazed side window panels, feature fireplace, radiator, coved ceiling, fitted carpets.

### Kitchen

13'11" x 12'9" (4.25m x 3.88m)

Double glazed door to the rear garden, double glazed window to the side, range of matching contemporary wall and base units, cupboards and drawers, sink unit with mixer tap, extensive working surfaces, integrated gas hob with extractor over, integrated upright oven and grill, integrated dishwasher, integrated microwave, space for American-style fridge freezer, coved ceiling, radiator, tiled flooring.

### Dining Room

16'9" x 15'1" both measured at maximum (5.10m x 4.61m both measured at maximum)

Double glazed windows to the rear and both sides, double glazed door to the front, utility area with range of cupboards, working surfaces, plumbing for washing machine, space for tumble dryer, coved ceiling, radiator, tiled flooring.

### Reception Room

19'3" x 9'8" (5.86m x 2.95m)

Double glazed windows to front and rear, double glazed door to integral garage, built-in cupboard, coved ceiling, radiator, fitted carpet.

### Study

8'11" x 10'1" (2.73m x 3.08m)

Double glazed window to the front, coved ceiling, radiator, laminate flooring.

### Downstairs WC

6'4" x 5'5" both measured at maximum (1.94m x 1.65m both measured at maximum)

Double glazed frosted window to the front, low-level WC, wash hand basin in vanity unit, radiator, tiled flooring.

### Landing

Double glazed window to the front, 3 built-in cupboards, access to loft, fitted carpet.

### Bedroom 1

13'11" x 12'12" (4.25m x 3.96m)

Double glazed window to the rear, range of fitted wardrobes and drawers, coved ceiling, radiator, fitted carpet.

### Bedroom 2

12'12" x 11'2" (3.96m x 3.41m)

Double glazed window to the rear, range of fitted wardrobes, coved ceiling, radiator, fitted carpet.

### Bedroom 3

11'6" x 7'3" (3.50m x 2.21m)

Double glazed window to the rear, coved ceiling, radiator, fitted carpet.

### Bedroom 4

6'12" x 13'0" (2.13m x 3.97m)

Double glazed window to the front, coved ceiling, radiator, fitted carpet.

### Bedroom 5

12'12" x 6'11" (3.96m x 2.10m)

Double glazed window to the rear, coved ceiling, radiator, fitted carpet.

### Bathroom

4'11" x 10'4" (1.49m x 3.14m)

Double glazed frosted windows to the front, tiled bath with mixer tap, low-level WC and wash hand basin in vanity unit, part-tiled walls, heated towel rail, vinyl flooring.

### Shower Room

4'9" x 6'8" (1.46m x 2.04m)

Double glazed frosted window to the front, walk-in shower cubicle, low-level WC, wash hand basin in vanity unit, heated towel rail, part-tiled walls, tiled flooring.

### Rear Garden

Sunny aspect, with large patio area, steps up to traditional lawn and decked area, mature shrubs and trees, further decking area with a wooden covered seating area, access to integral garage, side access via gate.

### Garage

20'8" x 10'12" (6.29m x 3.35m)

Up and over door to the front, window and door to the rear garden, power and light.

### Front Garden

Block-paved driveway with ample space for multiple vehicles, traditional lawn with mature tree.

# Kenton

