


Total area: approx. 143.8 sq. metres (1548.0 sq. feet)



## Glentrammon Avenue | Green Street Green | BR6

Offers in excess of £700,000

-  4 bedroom, 2 bathroom semi-detached house
-  Open-plan reception & modern kitchen
-  En-suite shower room to Bedroom 1
-  Double driveway & garage
-  Spacious & stylishly-presented
-  Ground floor W.C & utility room
-  Attractive rear garden
-  Convenient & coveted location



Kenton are delighted to present this spacious and stylishly-presented 4 bedroom, 2 bathroom (+ ground floor W.C) semi-detached house, conveniently-situated within a range of transport links and general amenities. Internally, the property is presented in contemporary decorative order throughout, with a layout conducive for the modern family. To the ground floor (which has been extended to the rear), via a well-proportioned and welcoming hallway (which features handy storage space too) you will find a spacious open-plan reception and modern kitchen space with the latter featuring a sizeable island perfect for hosting guests/a breakfasting bar. Furthermore, the ground floor accommodation also includes a handy utility area, the aforementioned W.C as well as access to the garage which in itself is a very versatile space, currently being utilised in part as a further utility area. The first floor (which has also been extended) comprises 4 bedrooms, one of which benefits from a contemporary en-suite shower room with two separate bedrooms benefitting from fashionable fitted wardrobes. The family bathroom is also contemporary in style. Also, noticeable is the natural light prominent throughout the property, owing to its West to East (front to rear) orientation. Externally, there is an attractive rear garden featuring; patio and traditional lawn areas as well as an array of mature trees and shrubs. To the front you will find a further attractive garden area as well as a double driveway. Green Street Green is a coveted location, with its convenience yet tranquillity, with some amazing views of Kent countryside on offer. Chelsfield Station is within woking distance (less than a mile away) and provides direct and frequent services into London. Also easily-accessible is a range of; handy shops, restaurants and popular pubs, all within a mere few minutes' walk. The popular and reputable Green Street Green Primary School (currently rated Ofsted "Good") is also a short walk away. A truly wonderful family home.

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## Glentrammon Avenue, Green Street Green, BR6



### Hallway

16'3" x 6'2" (4.96m x 1.89m)

Composite front door with double glazed frosted window panels and double glazed frosted windows adjacent, coved ceiling, staircase to first floor with storage cupboard underneath, separate built-in storage cupboard, radiator, wooden flooring. Door to;

### Open-Plan Space

31'9" maximum x 18'6" maximum (9.67m maximum x 5.65m maximum)

Reception Space: Double glazed window to front, inset spotlighting, inset shelving with fitted storage cupboards underneath, radiators, wooden flooring. Kitchen Space: Double glazed sliding doors to rear garden, inset spotlighting, range of matching wall and base units and cupboards and drawers, extensive work surfaces with glass splashback, composite double sink unit, integrated oven and grill, island with seating space and integrated induction hob with fitted extractor hood over, integrated fridge freezer, integrated dishwasher, integrated bin cupboard, radiator, wooden flooring. Door to;

### Utility Area

15'10" x 3'5" maximum (4.83m x 1.05m maximum)

Double glazed frosted UPVC door to side, work surface with splashback tiling and units underneath, double sink unit, wooden flooring, doors to both cloakroom and garage.

### Cloakroom

5'11" x 3'2" (1.80m x 0.97m)

Double glazed frosted window to front, low level W.C, wash hand basin in vanity unit with splashback tiling, heated towel rail, wooden flooring.

### Garage

17'7" x 8'4" (5.36m x 2.55m)

Double doors to front, double glazed double doors to rear garden, work surface with plumbing for washing machine and space for tumble dryer underneath, power, light.

### Landing

9'9" x 5'11" (2.98m x 1.80m)

Coved ceiling, access to loft, built-in storage cupboard (housing combination boiler), fitted carpet.

### Bedroom 1

14'2" x 11'7" (4.33m x 3.53m)

Double glazed window to front, coved ceiling, radiator, wooden flooring. Door to;

### En-Suite

6'3" x 7'2" (1.91m x 2.19m)

Double glazed frosted window to rear, coved ceiling, inset spotlighting, corner shower cubicle, low level W.C, wash hand basin in vanity unit, shaving point, extractor fan, heated towel rail, tiled flooring.

### Bedroom 2

12'5" x 13'2" maximum & on to wardrobes (3.79m x 4.01m maximum & on to wardrobes)

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

### Bedroom 3

12'1" x 11'7" maximum & on to wardrobes (3.68m x 3.52m maximum & on to wardrobes)

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

### Bedroom 4

7'4" x 7'11" (2.23m x 2.41m)

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

### Bathroom

6'4" x 7'10" (1.94m x 2.40m)

Double glazed frosted window to rear, inset spotlighting, half-tiled walls, panelled bath with shower extension and separate rainforest shower head, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 85ft in length

East facing with; double glazed double doors to garage, patio areas, traditional lawn area, mature trees and shrubs, flowerbeds and borders, storage sheds, lights, power, water tap, side access via gate.

### Front

Traditional lawn area, mature trees and shrubs, flowerbeds, paved driveway facilitating off-street parking for multiple vehicles, side access via gate.

