



Chelsfield Road, Orpington, Kent, BR5 4DW

Guide Price £450,000 - £475,000  
Freehold



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## Description

Guide Price £450,000 - £475,000. This greatly extended four bedroom semi-detached bungalow has been a truly loving home to the current family for many years. Well presented throughout, accommodation includes a 15'11" lounge with feature fireplace which opens directly onto a dining room with a picture window which overlooks the rear garden. There is a modern kitchen, and shower room, and a versatile layout of up to four bedrooms, although two of these are currently used as an office, and a hobbies room. To the front, there is a paved garden for ease of maintenance. The rear garden measures some 65'0" and enjoys a pleasant south westerly aspect. At the rear boundary there is a particularly spacious enclosed carport with workshop, with vehicular access from Northfield Avenue. Conveniently located for bus routes, local schools and shops, it is worth also noting that this property is offered to the market with the advantage of no onward chain - viewing comes highly recommended.

## Hallway

UPVc entrance door to side. Coving to ceiling. Single panel radiator. Dado rail. Access to the loft space.

## Lounge

15'11" x 11'0" max (4.85m x 3.35m max)

Attractive marble effect fireplace with decorative mantel and surround, and with coal effect gas fire. Ornate effect ceiling rose. Dado rail. Coving to ceiling. Wall light points. Single panel radiator. Opening directly onto:-

## Dining Room

10'3" x 9'5" (3.12m x 2.87m)

With large diamond leaded light effect double glazed picture window overlooking the rear garden. Double panel radiator. Ornate effect ceiling rose. Dado rail. Coving to ceiling. Doorway to:-

## Kitchen

10'0" x 9'5" max (3.05m x 2.87m max)

Attractively fitted with a range of wall, base and drawer units with woodblock effect worktops. Inset stainless steel single bowl single drainer sink unit with mixer tap over. Partly tiled walls. Double panel radiator. Tongue and grooved panel ceiling. Diamond leaded light effect double glazed window overlooking the rear garden, plus UPVc door to the side. Appliance space including plumbing for washing machine. Integrated four burner gas hob with extractor over, and separate unit housing electric oven.

## Bedroom

14'0" x 11'0" max (4.27m x 3.35m max)

With diamond leaded light effect double glazed bay window to the front, and with single panel radiator beneath. Additional single panel radiator. Coving to ceiling. Fitted wardrobes.

## Bedroom

10'0" x 8'0" (3.05m x 2.44m)

Diamond leaded light effect double glazed window to front, and with single panel radiator beneath. Coving to ceiling.

## Bedroom

10'0" x 7'1" (3.05m x 2.16m)

(Currently set out as a Hobbies Room). With doorway from the dining room. Double glazed window to the side. Single panel radiator. Coving to ceiling. Deep storage cupboard housing the wall mounted gas fired combination boiler.

## Bedroom

9'11" x 9'1" (3.02m x 2.77m)

(Currently set out as an Office). Double glazed window to the side. Single panel radiator. Coving to ceiling.

## Shower Room

Attractively fitted with a white suite comprising:- Corner

shower cubicle with Triton shower unit; low level WC; and pedestal wash hand basin. Downlighting and extractor. Double panel radiator. Heated towel rail. Partly tiled walls. Double glazed obscure window to the side.

### Front Garden

With wrought iron double gated. Pathway leading to the side entrance,. Raised paved area for ease of maintenance. Gated pedestrian side access leads to:-

### Rear Garden

approximately 65'0" (approximately 19.81m)

Mainly laid to lawn with borders and path. Decked area immediately behind the dining room. Rockery. Outside water tap.

### Enclosed Carport

21'3" x 21'0 max (6.48m x 6.40m max )

Of irregular shape. Directly opening on to the rear garden, and with electric up and over door and personal door onto Northfield Avenue. power and lighting. Includes workshop and potting area.

### 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. 81.1

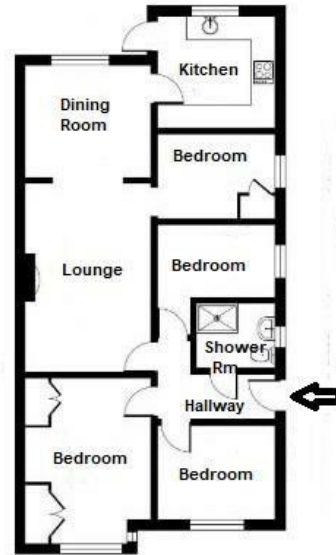
Total Square Feet: Approx. 874

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





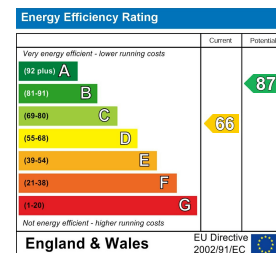
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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