



## 42 Warren Drive

Chelsfield, Orpington, BR6 6EX

Price Guide £500,000





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## Description

Guide Price: £500,000 - £525,000. NO CHAIN. Situated in this established and highly regarded cul-de-sac just off Warren Road and close to Chelsfield Station, shops and local schools is this semi detached house. As you can see the property sits on a wide plot which lends itself to extending STP. Priced to allow for updating it does however benefit from gas central heating (new boiler installed in 2017), double glazing, and a new consumer unit installed in 2020. Internally the accommodation includes 2 bedrooms along with a small kitchen on the ground floor, whilst upstairs 2 bedrooms and a modern fitted kitchen. There is a good size good rear garden and a detached garage with private drive.

## Entrance Hall

10'0" x 7'0

UPVc entrance door to front with stained glass and leaded light inserts. Double panel radiator. Picture rail. Staircase leading to the first floor landing. Double glazed bow window to the side.

## Lounge

13'0" (into bay) x 11'0" (3.96m (into bay) x 3.35m)

Double glazed bay window to the front. Picture rail. Laminate flooring. Chimney breast with central display niche.

## Dining Room

13'0" (into bay) x 11'0" (3.96m (into bay) x 3.35m)

Double glazed French doors and adjacent windows opening onto the rear garden. Two double panel radiators. Tiled fireplace. Understairs cupboard. Range of recessed fitted cupboards to either side of the chimney breast. Opening onto:-

## Kitchen

Double glazed window to the side, and double glazed door and window opening onto the rear garden. Woodblock worksurface with inset colour coordinated one and a half bowl sink unit with mixer tap over. Colour coordinated tiled splashback. Extractor fan. Base unit, drawer unit, and wall unit. Space and plumbing for washing machine, and space for slot-in cooker.

## First Floor Landing

Access to the loft area. Picture rail.

## Bedroom One

12'8" x 12'8" (3.86m x 3.86m)

Double glazed bay window to front. Double panel radiator. Tiled fireplace with cast iron grate. Built-in cupboard.

## Bedroom Two

10'5" x 10'4" (3.18m x 3.15m)

Double glazed window overlooking the rear garden, and with double panel radiator beneath, Picture rail. Built-in cupboard housing wall mounted gas fired combination boiler.

## Bathroom

Fitted with a modern white suite comprising: panel bath with separate shower unit over, and screen; low level WC with concealed cistern; and adjacent vanity wash hand basin, with cupboard under.

## Front Garden

Own driveway, and providing off road parking. Area of lawn. Borders. Hedge screening. Gated pedestrian side access, leading to:-

### Rear Garden

approximately 60'0 wide (approximately 18.29m wide)

Immediately behind the house there is a small paved area. Mainly laid to lawn, with plant, shrub and hedge borders. Trees. Outside water tap.

### Detached Garage

With timber double doors to front. Personal door to side, and windows.

### 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: "D"

EPC Rating: "D"

Total Square Meters: Approximately 70

Total Square Feet: Approximately 753

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



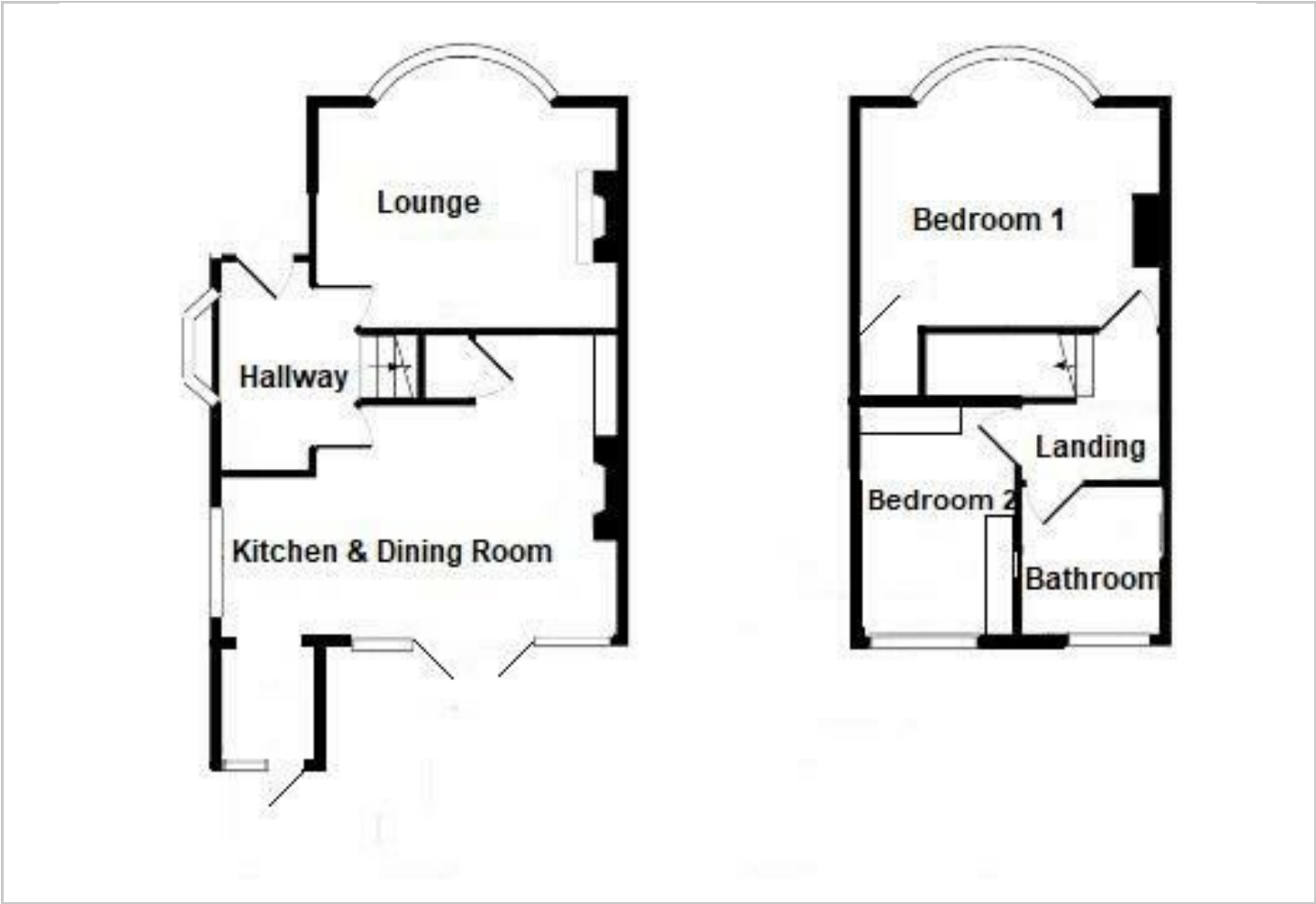
Hybrid Map



Terrain Map



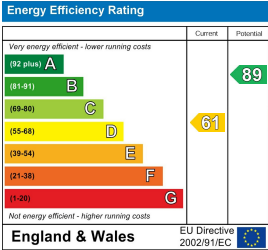
Floor Plan



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



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