



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)



## Foxbury Drive | Chelsfield | BR6

£475,000

- Well-proportioned terraced house
- 3 bedrooms
- 2 reception rooms
- Lobby with ground floor W.C
- Circa 65ft Westerly-facing rear garden
- Driveway
- Convenient & coveted location
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Kenton are delighted to present this well-proportioned 3 bedroom, 2 reception room terraced house situated in an ever-coveted and convenient location. Internally, to the ground floor, the property comprises; two reception rooms in the form of an ample-sized living room to the front and a separate dining room overlooking the rear garden, as well as a fitted kitchen which in turn leads to a handy and versatile "lobby" area including a W.C. To the first floor, you will find three well-proportioned bedrooms (with Bedroom 1 benefitting from fitted wardrobes and storage) in addition to a bathroom and separate W.C. Objectively, the property requires some general modernisation throughout, however has been evidently well-maintained and so with some cosmetic refurbishment and re-decorative work would undoubtedly make a wonderful family home. Externally, there is a rear garden measuring approximately 65ft in length and boasting a Westerly-orientation. To the front, there is a driveway providing off-street parking. Foxbury Drive is situated within short walking distance to Chelsfield Station, which provides direct and frequent services into Central London. Furthermore, nearby Windsor Drive features a parade of handy shops and facilities. Orpington High Street and its extensive array of; restaurants, bars, leisure and beauty facilities is also a very short drive or bus ride away. Some of Orpington's most reputable schools are also very easily-accessible, including, namely, the popular; The Highway, Green Street Green and Warren Road Primary Schools in addition to the well-renowned St. Olaves and Newstead Wood Grammar Schools. Offered to the market with the benefit of no onward chain.

£475,000





## Foxbury Drive, Chelsfield, BR6



### Porch

Double glazed UPVC door with double glazed window to side, fitted carpet.

### Hallway

Wooden front door with frosted window panels, staircase to first floor, radiator, fitted carpet.

### Living Room

10'11" x 14'6" (3.33m x 4.41m)  
Double glazed window to front, coved ceiling, feature fireplace with wooden panel surround, radiator, fitted carpet.

### Dining Room

10'0" x 9'7" (3.06m x 2.91m)  
Double glazed window to rear, coved ceiling, radiator, laminated wood flooring.

### Kitchen

9'10" x 10'11" (2.99m x 3.34m)  
Double glazed window to rear, glazed door to Lobby, coved ceiling, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, sink unit, space for under-the-counter fridge, space for under-the-counter freezer, plumbing for washing machine, space for electric cooker with fitted extractor hood over, understairs storage cupboard (housing meters), tiled flooring.

### Lobby

14'8" x 5'8" maximum (4.48m x 1.73m maximum)  
Glazed door to side (providing access to rear garden), glazed window to side, power, light, fitted carpet and access to;

### W.C

4'10" x 2'9" (1.47m x 0.83m)  
W.C.

### Landing

Double glazed window to rear, airing cupboard housing hot water cylinder, access to loft, fitted carpet.

### Bedroom 1

11'1" x 12'0" (3.38m x 3.66m)  
Double glazed window to front, fitted wardrobes and overhead storage units, radiator, fitted carpet.

### Bedroom 2

11'3" x 10'5" (3.42m x 3.18m)  
Double glazed window to front, radiator, fitted carpet.

### Bedroom 3

9'5" x 8'2" (2.88m x 2.50m)  
Double glazed window to rear, radiator, fitted carpet.

### Bathroom

5'10" x 4'10" (1.77m x 1.48m)  
Double glazed frosted window to rear, tiled walls, panelled bath with shower extension, radiator, vinyl flooring.

### Separate W.C

4'2" x 2'9" (1.27m x 0.85m)  
Double glazed frosted window to rear, W.C with tiled behind, laminated wood flooring.

### Rear Garden

Approximately 65ft in length  
Westerly-facing with; patio area, traditional lawn area, mature trees and shrubs, water tap, light, side access via gate.

### Front

Driveway providing off-street parking, mature shrubs.



