



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



## Windsor Drive | Chelsfield | BR6

£585,000

- Immaculately & stylishly presented semi-detached house
- Renovated throughout
- Contemporary open-plan kitchen & reception
- 3 well-proportioned bedrooms
- Modern family bathroom
- Attractive rear garden
- Driveway
- Most convenient location



Kenton are delighted to present this immaculately and stylishly presented 3 bedroom semi-detached house, conveniently-situated within short walking distance to Chelsfield Station and some of Orpington's most coveted schools. Over recent years, the property has been renovated throughout by the respective owners (including the installation of; new double glazing, new central heating system and cavity wall insulation in addition to an upgrade of the electrical system), culminating in a wonderful, home for the modern family. The focal point of the ground floor accommodation is an open-plan contemporary reception and kitchen space, with the owners having effectively opened up the space by way of removing a previous dividing wall. Resultantly, you will find an ample-sized living/dining area and furthermore, a fashionable kitchen space with; breakfasting bar, ample unit and work surface space and integrated appliances. Notably, this area also features bi-folding doors on to an attractive rear garden. Additionally, there is a handy and versatile lean to space which is currently being utilised as a utility area and that could quite seamlessly also incorporate a ground floor W.C should one wish. The hallway, accessed via a handy porch area, is also ample-sized and features a stylish designer staircase. The first floor accommodation comprises 3 well-proportioned bedrooms (two of which benefit from both fitted and separate built-in wardrobes) and a modern family bathroom. Externally, the aforementioned rear garden has been recently landscaped and features both extensive patio and traditional lawn areas and spans approximately 80ft in length. To the front is a driveway providing off-street parking. Also worthy of mention is the extension potential on offer to the next prospective owners, with precedents for varying different extensions amongst neighbouring properties. As referenced, Chelsfield Station is a mere few minutes walk away and provides direct and frequent services into central London. The reputable and popular Green Street Green and The Highway primary schools are also within short walking distance, with the ever-desired Warren Road Primary and well-renowned St Olaves and Newstead Wood Grammar Schools further afield but also easily-accessible via a short drive or the various nearby bus routes available. Furthermore, you will also find a range of general amenities within walking distance, including restaurants, pubs, supermarkets and general handy shops.

## Windsor Drive, Chelsfield, BR6



### Porch

12'1" x 5'9" (3.69m x 1.76m)  
UPVC front door with double glazed frosted window panels, double glazed windows to front and sides, vinyl flooring.

### Hallway

UPVC front door with double glazed frosted window panels, Double glazed frosted window to side, "Neville Johnson" staircase to first floor with storage cupboard underneath, radiator, laminated wood flooring.

### Open Plan Reception & Kitchen Space

24'7" maximum x 18'11" maximum (7.50m maximum x 5.76m maximum)  
Double glazed windows to front and rear, double glazed bi-folding doors to rear garden, door to utility area. breakfasting bar, range of matching wall and base units and cupboards and drawers, wooden work surfaces with splashback tiling, ceramic sink unit with swan-neck mixer tap, integrated dishwasher, space for Rangemaster oven with extractor hood over, space for American-style fridge freezer, wall-mounted boiler (concealed in cupboard), inset spotlighting, radiators (one to front and an additional contemporary upright one to rear), laminated wood flooring.

### Utility Area

10'12" x 7'1" (3.35m x 2.15m)  
Glazed windows to side, door to front, door to rear garden, wall and base units, working surface, plumbing for washing machine, light, power, tiled flooring.

### Landing

Double glazed frosted window to side, access to loft (which is both boarded and insulated), airing cupboard housing megaflo heating cylinder, fitted carpet.

### Bedroom 1

13'3" maximum x 12'2" maximum (4.04m maximum x 3.70m maximum)  
Double glazed window to front, fitted wardrobes with sliding and mirrored doors, separate built-in wardrobes, radiator, fitted carpet.

### Bedroom 2

10'11" maximum x 12'6" maximum (3.32m maximum x 3.80m maximum)  
Double glazed window to rear, fitted wardrobes with sliding and mirrored doors, separate built-in wardrobes, radiator, fitted carpet.

### Bedroom 3

9'5" x 8'4" (2.88m x 2.55m)  
Double glazed window to front, radiator, fitted carpet.

### Bathroom

5'6" x 6'4" (1.67m x 1.93m)  
Double glazed frosted window to rear, inset spotlighting, half-tiled walls, panelled bath with rainforest shower extension over, wash hand basin in vanity unit, low level W.C, chrome heated towel rail, vinyl flooring.

### Rear Garden

Approximately 80ft in length x 30ft in width  
Patio areas, traditional lawn area, mature trees and shrubs, flowerbeds and borders, three original brick-built storage sheds, separate storage shed, light, water tap, door to utility area.

### Front

Driveway providing off-street parking for 2-3 vehicles, mature trees and shrubs, door to utility area.

