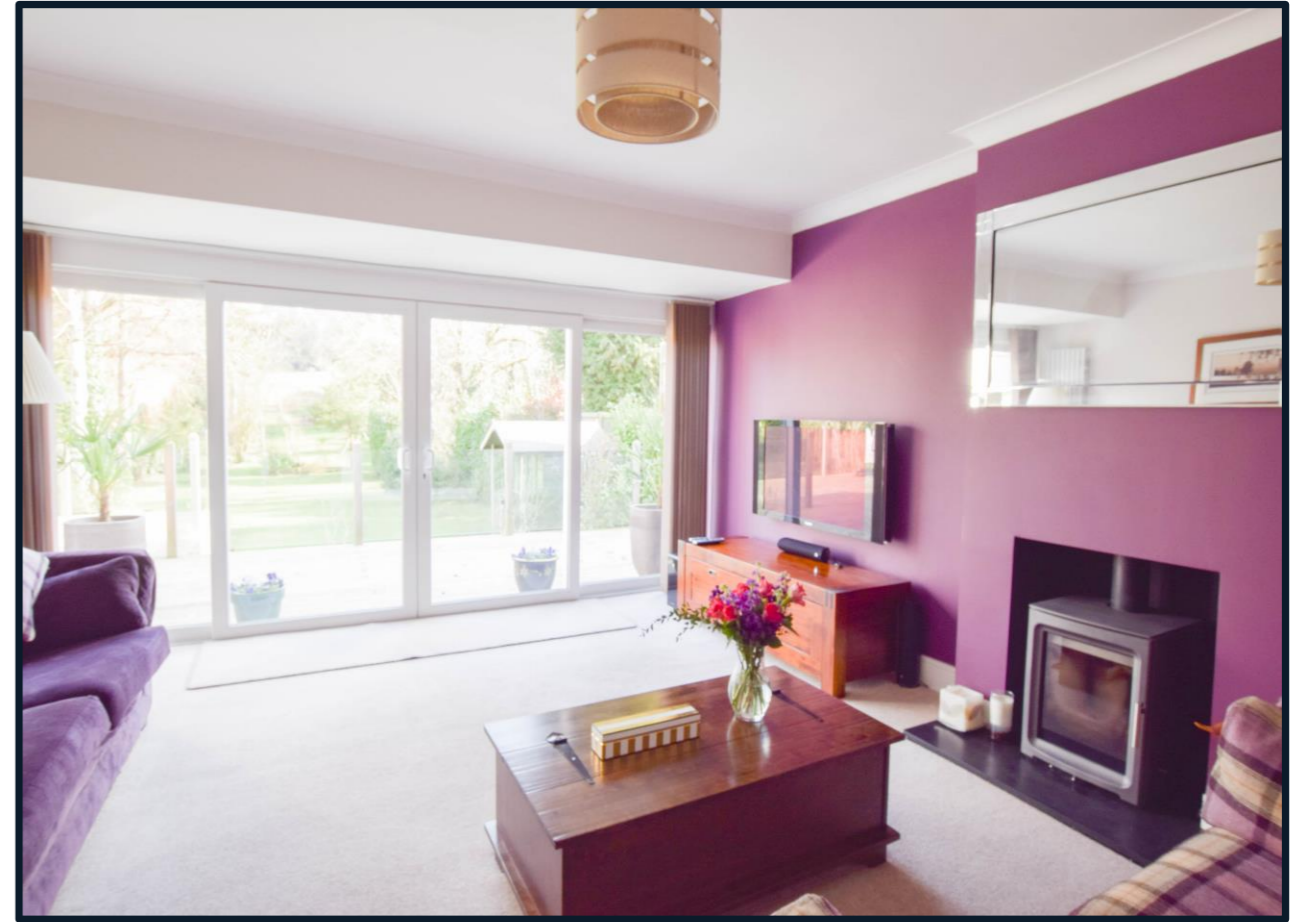




20 JULIAN ROAD  
CHELSFIELD PARK  
CHELSFIELD  
KENT  
BR6 9HU

LangfordRae  
— PROPERTY AGENTS —



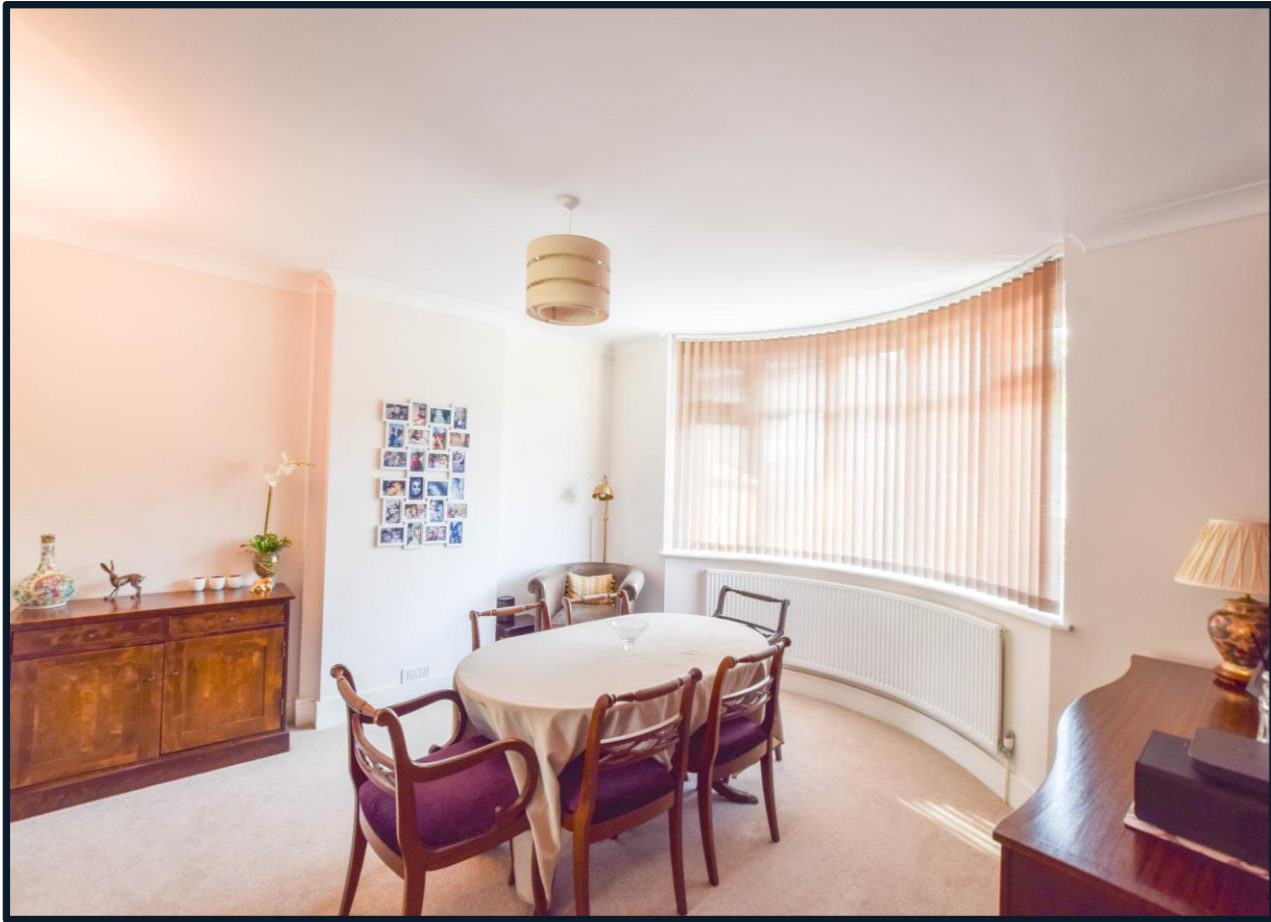


- EXTENDED & REFURBISHED DETACHED RESIDENCE
- FOUR BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- 300FT REAR GARDEN
- BACKING OPEN FIELDS

## Price on Application £925,000

### FREEHOLD

Langford Rae of Chelsfield are delighted to bring to market this modern and well-presented detached family residence. Built in 1928 as a double fronted bungalow the property has been totally re-modelled and extended over the years, now making it a spacious family home of just under 2000sq ft. This delightful home offers wonderful entertaining space with three reception rooms and modern kitchen breakfasting room. The focal point must be the sun terrace having a frameless glass balustrade with beautiful views across the local fields at the rear of the property. The sitting room is a light and bright room with a wood burning stove for those cosy winter evenings and in the summer the patio doors can be open for some relaxing al-fresco dining. To the first floor can be found a family bathroom, four generous size bedrooms with one having a shower room en-suite. The plot is just under half an acre with a delightful rear garden of approximately 300ft, the garage has an electric up and over door and there is a cellar for storage of logs and wine. Overall the rooms are light, airy and generously proportioned throughout giving a wonderful feeling of space which must be seen to be fully appreciated. The property is ideal for commuters, with Chelsfield Railway station with its fast-direct service to London being within walking distance. Green St Green Primary School, Waitrose supermarket and Junction 4 of the M25 are all close at hand. For the sportsman of the family Chelsfield park residence has its own Tennis courts and Cricket pitch. It is worth noting that there is ample scope for further enlargement if required as there was planning consent but which has now lapsed, subject to the usual consents.



**HALLWAY:**

Double glazed door with patterned opaque glass to front. Wood laminated flooring, storage cupboard, shelving and cloaks cupboard. Radiator, understairs shelving, staircase to first floor with attractive contemporary balustrades and door to:

**SITTING ROOM:** 17' 7" x 15' 3" (5.36m x 4.64m)

Double glazed full frame sliding patio doors with fitted vertical blinds to sun terrace having views across the local countryside. Modern style multi-fuel wood burner, wall mounted vertical radiator, coved cornice and open to:

**FAMILY ROOM:** 15' 2" x 14' 1" (4.62m x 4.29m)

Double glazed bay window to front with fitted vertical blinds, radiator, coved cornice and wall light points.

**RECEPTION ROOM:** 13' 6" x 11' 9" (4.11m x 3.58m)

Double glazed bay window to front with fitted vertical blinds, radiator, coved cornice and wall light points.

**CLOAKROOM:**

Concealed WC with a matching recessed hand wash basin with mixer taps, cupboards below and mosaic tiled splashback. Wall mounted ladder style heated towel rail, extractor fan, coved cornice and wood laminated flooring. Double glazed opaque glass window to side.

**KITCHEN/BREAKFASTING ROOM:** 18' 6" x 17' 1" (5.63m x 5.20m)

Range of contemporary soft close wall and base cupboard units with pull out larder cabinet, integrated Siemens dishwasher and eye level self-clean double micro oven and matching induction hob with contemporary design extractor canopy above. Integrated fridge and freezer, quartz worktops with matching breakfast table, stainless steel sunken bowl and a half sink unit with mixer taps. LED under counter lights and LED plinth lighting, two wall mounted vertical radiators, Amtico flooring and two double glazed windows and door with fitted blinds to sun terrace having views across the local countryside. Door to:

**UTILITY ROOM:**

Matching range of contemporary soft close wall and base cupboard units with quartz worktops and stainless steel sunken sink unit mixer taps. Plumbed for washing machine and dryer, wall mounted vertical radiator and Amtico flooring.

**FIRST FLOOR:****LANDING:**

Airing cupboard with hot water tank and immersion heater, access to loft with light, pull-down ladder and door:

**MASTER BEDROOM:** 15' 7" x 13' 2" (4.75m x 4.01m) Double glazed window with fitted blind overlooking the garden and having views across the local countryside. Range of built in wardrobes across two walls with ample hanging space, shelving, radiator and access to eaves.

**BEDROOM 2:** 14' 5" x 8' 10" (4.39m x 2.69m)

Double glazed window to front with fitted blind. Range of sliding door fitted wardrobes with ample hanging space and shelving, radiator and door to:

**EN-SUITE SHOWER ROOM:**

Comprising fully tiled shower cubicle with glass door, Mira electric shower and extractor fan. Concealed WC and hand wash basin with mixer taps, wall mounted ladder style heated towel rail and tiled flooring. Double glazed opaque glass window to front.

**BEDROOM 3:** 12' 3" x 9' 7" (3.73m x 2.92m)

Recess into eaves. Double glazed window with fitted blind overlooking the garden and having views across the local countryside. Walk in wardrobe with hanging rail and shelving. Access to eaves and radiator.

**BEDROOM 4:** 10' 6" x 8' 9" (3.20m x 2.66m)

Double glazed window to front, radiator and access to eaves.

**FAMILY BATHROOM:**

Comprising panelled shower bath, shower with fixed rainfall head, bi-fold shower screen and central wall mounted mixer taps. Concealed WC, contemporary hand wash basin with mixer taps and cupboard below. Part tiled walls, extractor fan and wall mounted ladder style heated towel rail. Double glazed opaque glass window to side.

**OUTSIDE:****CELLAR:** 11' 5" x 7' 8" (3.48m x 2.34m)

Access via an external door, steps leading down to area with shelving. Currently used for log storage and wine cellar.

**REAR GARDEN:** 300'

Approximately 300ft in length. Extensive raised decking with a frameless glass balustrades system so not to interrupt the beautiful view from the sun terrace, steps down to lawn with a wealth of mature shrubs and trees including silver birch, blue spruce and laurel hedgerows offering complete seclusion. A tranquil garden pond that encourages wildlife, pretty summer house, side access on both sides and security lighting.

**GARAGE:**

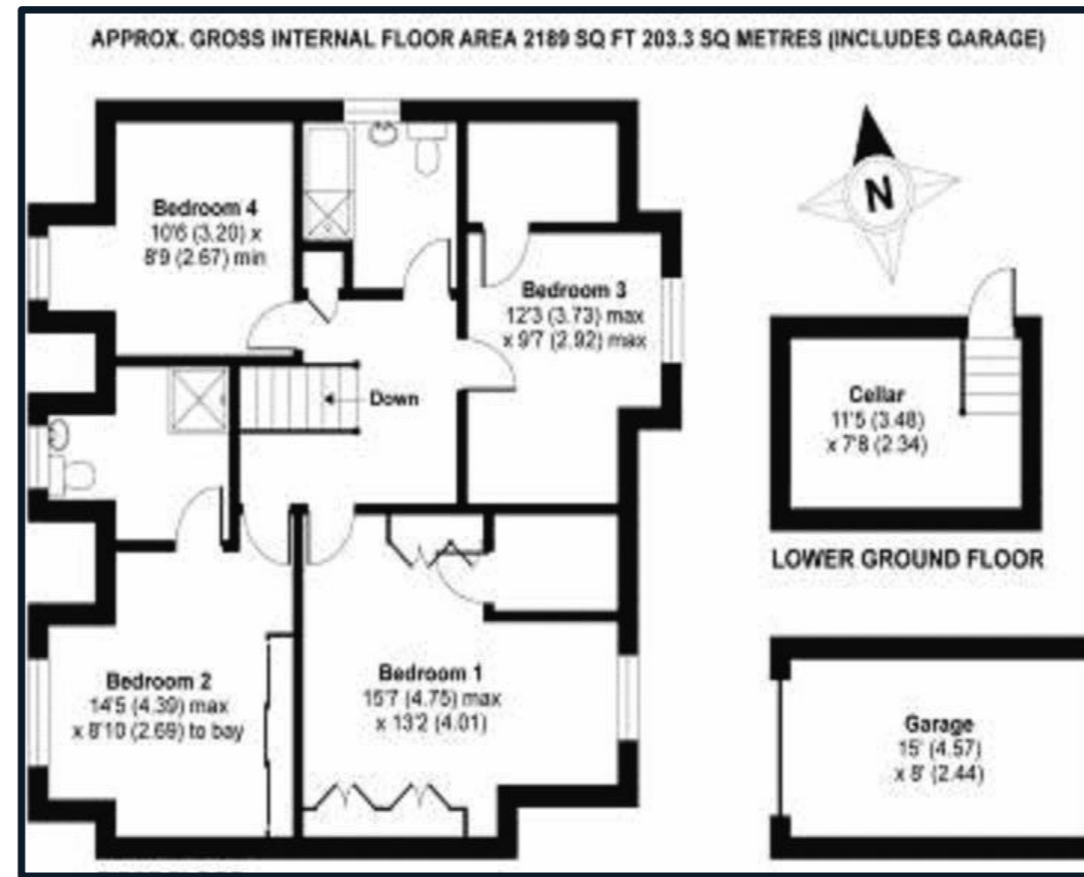
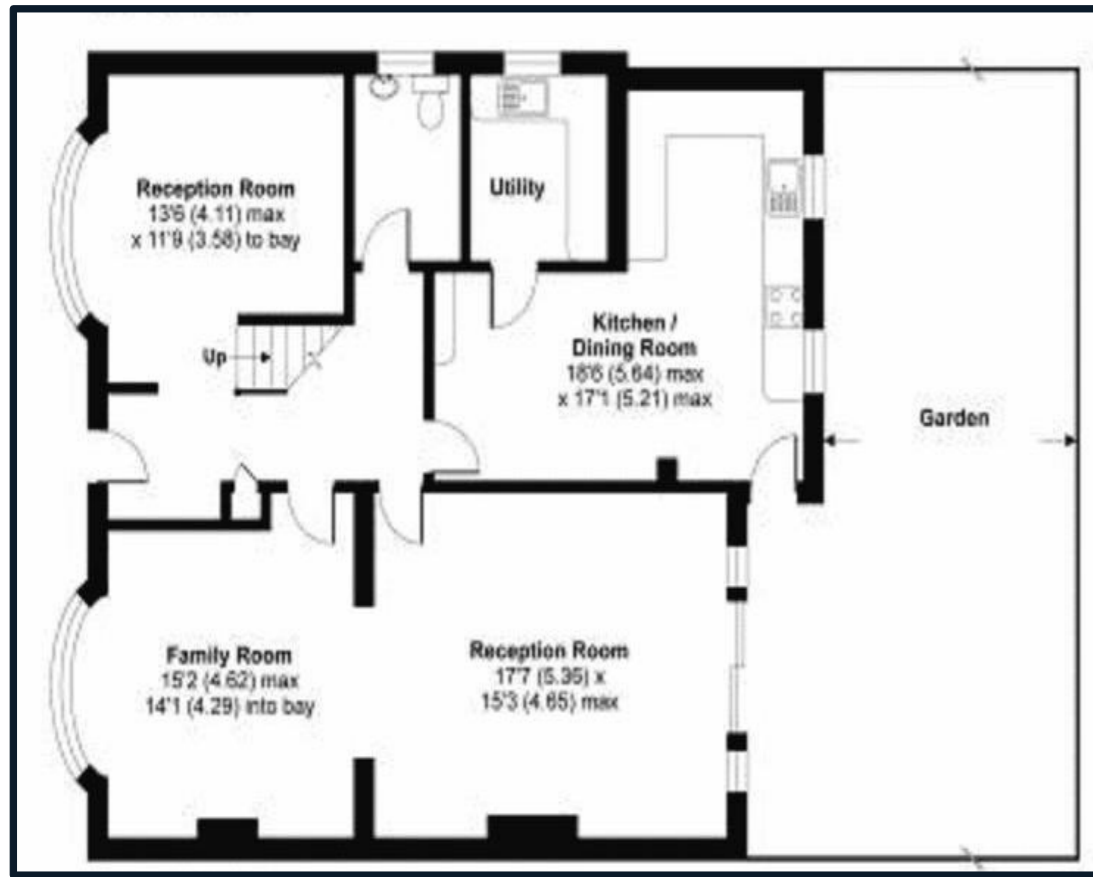
With electric up and over door, light and power.

**FRONT GARDEN:**

Indian sandstone horseshoe driveway, landscaped with timber sleepers, raised border beds with laurel and yew hedgerows. Parking for several cars and discrete lighting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS:**  
 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The Agent has not tested the apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information by the Seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

**LangfordRae**

PROPERTY AGENTS

**LR**

**CHELSFIELD — Sales & Lettings**

Office 49 Windsor Drive, Chelsfield, Kent BR6 6EY

Tel 01689 862770

Email [chelsfield@langford-rae.co.uk](mailto:chelsfield@langford-rae.co.uk)

Web [langford-rae.co.uk](http://langford-rae.co.uk)

FULLY ACCREDITED:



THESE PARTICULARS ARE PRODUCED IN GOOD FAITH AND ARE BELIEVED TO BE CORRECT, BUT THEIR ACCURACY IS IN NO WAY GUARANTEED AND DO NOT FORM PART OF A CONTRACT. WE HAVE NOT CARRIED OUT A DETAILED SURVEY, NOR TESTED THE SERVICES, APPLIANCES AND SPECIFIED FITTINGS. ROOM MEASUREMENTS ARE APPROXIMATE.