



10 Chelsfield Road, Orpington, Kent, BR5 4DN

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- Imposing Victorian Detached House
- No Chain
- 4 Large bedrooms
- Independent ground floor annexe
- 1/4 acre plot
- Planning permission to convert Stables
- Cellar
- Large Reception Hall
- Large Drive
- True potential

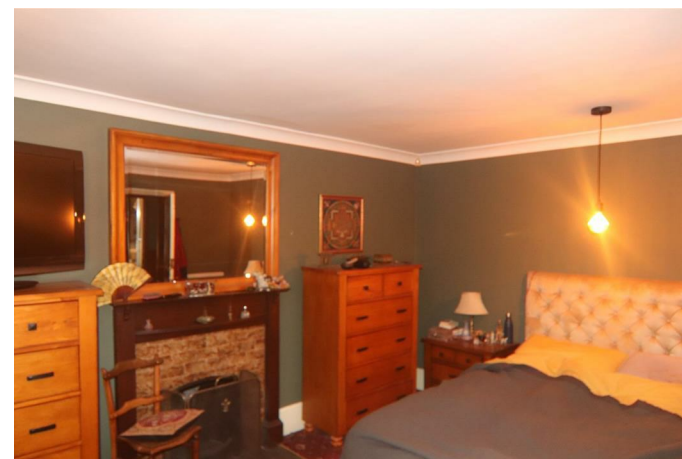
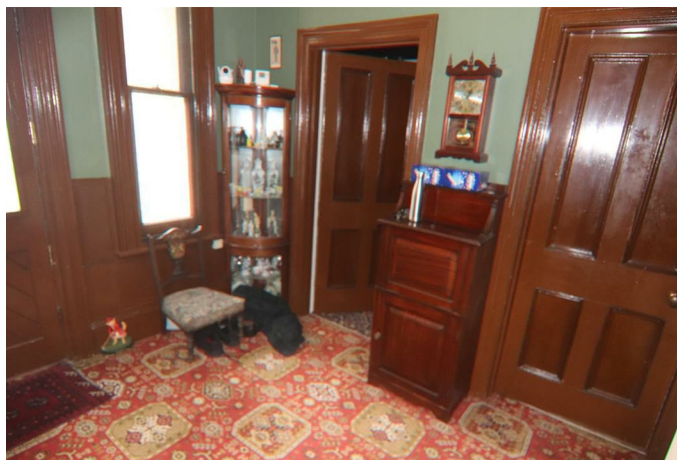


Guide Price £750,000 to £775,000

Substantial and imposing Victorian 4 bedroom Detached house situated on a plot of approximately 1/4 of an acre within this conservation area. Offering many period features the accommodation comprises a large reception hall, 2 reception rooms and a fitted kitchen. There is also an independent annexe comprising bedroom, kitchen and bathroom which has access both from inside and a private entrance outside. Plus there is also a cellar. First floor are 3 bedrooms an ensuite, family bathroom and separate toilet. There is an additional bedroom on the second floor. Outside are mature gardens and a stable block that has planning permission to form a self contained one bedroom dwelling contained Ref. No: 23/21052/INB

Viewing

Strictly by appointment with Edmunds Orpington 01689 821904. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





Chelsfield Road, Orpington, BR5

Approximate Area = 1945 sq ft / 180.6 sq m

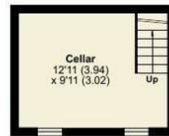
Outbuildings = 449 sq ft / 41.7 sq m

Total = 2394 sq ft / 222.3 sq m

For identification only - Not to scale



GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1205632

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

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