



Total area: approx. 135.0 sq. metres (1452.7 sq. feet)

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	



The Highway | Chelsfield | BR6

Offers in Excess of £600,000

- Traditional family home
- Most enviable location
- Station & Schools
- 3 Bedrooms
- 2 spacious receptions
- Bathroom & Sep WC
- Guest cloakroom
- Sunny aspect garden

Offers in Excess of £600,000



LOCATION, LOCATION, LOCATION! This handsome family semi-detached home is ideally situated in a desirable location being within easy walking distance to Chelsfield Station with its fast and frequent commuter service into London and also catchment area for well-considered schools. The property provides excellent family accommodation as well as ample potential for extensions subject to planning. The entrance hall leads to 2 excellent reception rooms, a kitchen, a guest cloakroom and the 3rd bedroom on the ground floor. The first floor is equally impressive with a large landing leading to 2 excellent sized bedrooms, both with large eaves cupboards, a bathroom and a separate WC. There is a large loft which would lend itself to a conversion STPP. The rear garden is an absolute delight being totally secluded and backing onto a farmer's field with overreaching views. There is a detached large garage & work shop and ample parking to the front. Although this home requires remodelling, we believe the location and accommodation and potential to extend will appeal to many buyers and we therefore recommend your earliest attention. NO ONWARD CHAIN.

The Highway, Chelsfield, BR6



Porch

Double glazed porch with light.

Entrance Hall

10'6" x 8'0" (3.19m x 2.44m)

Leading to all accommodation, fitted carpets, radiator and alarm.

Reception 1

13'8" x 12'0" (4.16m x 3.66m)

Double glazed window to front, radiator and carpets.

Reception 2

14'8" x 12'0" (4.47m x 3.66m)

Double glazed patio doors to garden, deep storage cupboard, radiator and fitted carpets.

Kitchen

10'8" x 7'3" (3.26m x 2.20m)

Double glazed window and door to garden, stainless steel sink, cupboards and drawers, space for cooker, has boiler plumbing for washing machine.

Bedroom 3

10'5" x 7'4" (3.17m x 2.24m)

Double glazed bay window to front, fitted carpets and radiator.

Guest cloakroom

Double glazed window to side, Low level WC and wall mounted wash hand basin.

Landing

Access to an enormous loft (ideal for conversion STPP), leading to all accommodation, built in airing cupboard with hot water cylinder.

Bedroom 1

13'9" x 13'9" (4.20m x 4.19m)

Double glazed bay window to front, deep eaves cupboard, radiator and fitted carpets.

Bedroom 2

14'0" x 11'5" (4.27m x 3.48m)

Double glazed window to the rear, panoramic views of Kentish farmland, deep eaves cupboard, radiator.

Bathroom

5'4" x 5'4" (1.63m x 1.63m)

Double glazed window to side, tiled walls, panelled bath with mixer tap, with riser, power shower, heated towel rail & radiator, wash hand basin.

Separate WC

Double glazed window to the side, half tiled walls, low level WC.

Rear Garden

Patio area, traditional lawn, flower beds and borders, mature plants and shrubs, access to the front via lockable gates, water tap and light, door into garage/workshop.

Garage

23'2" x 8'4" (7.05m x 2.53m)

A very deep garage and work shop with doors and window onto the garden, power and light. 230v Electricity supply.

Driveway & Front garden

Paved driveway with ample space for several vehicles, traditional lawn, flower beds and borders, mature shrubs.

