



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)



Crown Close | Chelsfield | BR6

£550,000

-  Well-proportioned semi-detached house
-  Living room, conservatory & dining area
-  Attractive rear garden
-  Planning permission for significant extension
-  3 double bedrooms
-  Ground floor shower room & first floor bathroom
-  Garage & driveway
-  Convenient & popular location



£550,000 Freehold



Kenton is delighted to market this well-presented and well-proportioned semi-detached house, conveniently-situated within short walking distance to Chelsfield Station and also within close proximity to some of Orpington's most coveted schools. Internally, to the ground floor, you will find; a stylish and ample-sized living room featuring an attractive log burner with brick surround and wooden flooring, additional reception space in the form of a spacious conservatory to the rear overlooking the garden, a fitted kitchen which in turn opens on to a dining area and furthermore, a contemporary shower room with W.C. Notably, there is also an enclosed porch to the front which provides some handy extra storage space. The first floor accommodation comprises three double bedrooms (bedroom 1 of which also benefits from built-in wardrobes with sliding mirrored doors) and a family bathroom. Having undergone a programme of refurbishment by the vendors during their ownership, the property is as referenced well-presented throughout however, objectively the kitchen may be seen to be requiring modernisation. Externally, there is an attractive yet low-maintenance rear garden which features both patio and traditional lawn areas. Furthermore, there is also a detached garage to the side and also a pebbled driveway which can facilitate off-street parking for 3 vehicles. Significantly, there is ample extension potential to both the side and the rear owing to the size of the plot, with there infact planning permission already acquired for a double-storey extension to the side as well as a single-storey extension to the rear (in place of the conservatory), the plans and drawings for which are available at request or online. As referenced, Crown Close is within short walking distance (circa 10 minutes) to Chelsfield Station which provides direct and frequent services into central London. Additionally, the ever-popular and reputable Warren Road and The Highway Primary Schools (currently-rated Ofsted "Outstanding" and "Good", respectively) are also within circa half a mile with furthermore, the well-renowned Newstead Wood and St. Olaves Grammar Schools also accessible. A range of handy shops and amenities can be found on nearby Windsor Drive (again just a short walk away) with Orpington High Street and its array of facilities also a short drive or bus ride (with bus routes available within walking distance) away.

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Porch

3'1" x 9'9" (0.95m x 2.96m)
Double glazed UPVC doors to front and surrounding double glazed windows, tiled flooring. Double glazed frosted leaded light UPVC door and windows to;

Hallway

Double glazed frosted leaded light UPVC door and windows to porch, coved ceiling, staircase to first floor, radiator, wooden flooring.

Living Room

17'9" x 11'0" maximum (5.40m x 3.36m maximum)
Door to hallway, double glazed UPVC sliding doors to conservatory, coved ceiling, feature log burner with brick surround, radiator, wooden flooring.

Conservatory

7'12" x 19'3" (2.43m x 5.86m)
Double glazed UPVC doors to rear garden and surrounding double glazed windows, art deco tiled flooring.

Kitchen

11'9" x 8'1" maximum (3.58m x 2.47m maximum)
Double glazed leaded light UPVC door to side, double glazed window to side, inset spotlighting, extractor fan, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, sink unit, integrated oven with hob and extractor hood over, space for under-the-counter fridge, space and plumbing for washing machine, built-in storage cupboard. Leading to;

Dining Area

8'11" x 8'6" (2.72m x 2.58m)
Double glazed window to side, double glazed window to rear (to conservatory), double doors on to living room, radiator, fitted carpet.

Shower Room

5'12" x 5'4" (1.82m x 1.62m)
Double glazed frosted window to front, tiled walls, inset spotlighting, extractor fan, corner shower cubicle, low level W.C, wash hand basin, mathe heated towel rail, art deco tiled flooring.

Bedroom 1

13'1" maximum x 9'11" maximum (3.98m maximum x 3.02m maximum)
Double glazed window to rear, coved ceiling, built-in wardrobes with sliding mirrored doors, radiator, laminated wood flooring.

Bedroom 2

10'11" x 10'1" (3.32m x 3.07m)
Double glazed window to front, coved ceiling, radiator, laminated wood flooring.

Bedroom 3

10'2" x 8'11" maximum (3.10m x 2.71m maximum)
Double glazed window to rear, coved ceiling, built-in cupboard housing wall-mounted Worcester boiler and hot water cylinder, radiator, laminated wood flooring.

Bathroom

6'8" x 5'7" (2.04m x 1.71m)
Double glazed frosted window to side, tiled walls, inset spotlighting, extractor fan, shaving point, panelled bath with shower extension and folding shower screen, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, vinyl flooring.

Rear Garden

Patio area, traditional lawn area, flowerbeds and borders, mature shrubs, storage shed, greenhouse, built-in outside storage cupboard with power and space for fridge freezer, water tap, light, side access gate.

Garage

16'0" x 8'2" (4.88m x 2.49m)
Up-and-over door to front, door to side, glazed window to rear.

Front

Pebbled driveway, flowerbeds, side access gate.

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