



Total area: approx. 88.7 sq. metres (954.7 sq. feet)



## Sandhurst Road | BR6

Asking price of £600,000

-  Chain free
-  2 Double bedrooms
-  Separate lounge
-  2 Shower rooms
-  Rear extended semi-detached bungalow
-  Generously sized kitchen/diner
-  Conservatory
-  Garage and driveway





Nestled on a quiet yet sought-after road, this well-maintained circa 1930's built semi-detached bungalow offers generous living space, character features, and excellent potential for further development (STPP). Boasting two spacious double bedrooms with attractive bay windows, this extended home features a larger-than-average kitchen/diner, a separate lounge with bi-fold doors opening onto a bright conservatory, and two modern shower rooms for added convenience. A separate utility room adds to the home's practical appeal. The rear garden is a tranquil Easterly-facing retreat, with a patio area perfect for morning coffee or evening entertaining, leading down to a well-kept lawn bordered by mature shrubs. Additional benefits include a garage, a paved driveway for two cars, and thoughtful upkeep throughout. Whether you're a couple looking to downsize or a buyer keen to explore the potential for a loft conversion (subject to planning), this property offers flexibility and future scope. Sandhurst Road is ideally located within a 15-minute walk of Chelsfield Station and just a few minutes from the R1 bus stop, offering excellent transport links while enjoying a peaceful residential setting. Presented to the market with no forward chain therefore early viewing is highly recommended.

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# 59 Sandhurst Road, BR6



## Driveway

Paved parking for 2 cars.

## Entrance Hall

Covered porch area, front door, radiator, laminated wood flooring.

## Lounge

15'2" x 10'6" (4.62m x 3.21m)  
Double glazed bi-fold doors to the conservatory, feature mantle piece with space for an electric fire, picture rail, radiator, fitted carpet.

## Kitchen/Diner

19'3" x 10'6" (5.86m x 3.21m)  
Double glazed window to the side, range of matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated oven, integrated electric hob, space for American-style fridge freezer, plumbing and space for dishwasher, radiator, coved ceiling, inset lighting, laminated wood flooring.

## Utility Room

Double glazed door to the rear garden, wall and base units, stainless steel sink unit with mixer tap, splash back tiling, plumbing and space for washing machine, laminated wood flooring.

## Shower Room

Corner shower unit, low-level WC, wash hand basin, part-tiled walls, tiled flooring.

## Conservatory

12'11" x 9'4" (3.94m x 2.84m)  
Double glazed doors and window to the rear, double glazed windows to the side, radiator, laminated wood floor.

## Bedroom One

15'3" x 10'6" (4.66m x 3.20m)  
Double glazed bay window to the front, radiator, picture rail, fitted carpet.

## Bedroom Two

11'6" x 10'8" (3.50m x 3.24m)  
Double glazed window to the front, double glazed window to the side, access to loft, radiator, picture rail, fitted carpet.

## Main Shower Room

5'3" x 6'9" (1.59m x 2.06m)  
Double glazed frosted window to the side, walk in shower, low-level WC, wash hand basin on vanity unit, heated towel rail, fully tiled walls, tiled flooring with underfloor heating.

## Rear Garden

Patio area with steps down to traditional lawn, flowerbeds and borders with mature shrubs, gravelled seating area, gated side access, access to garage.

## Garage

Up and over door, power and light, door to garden.



