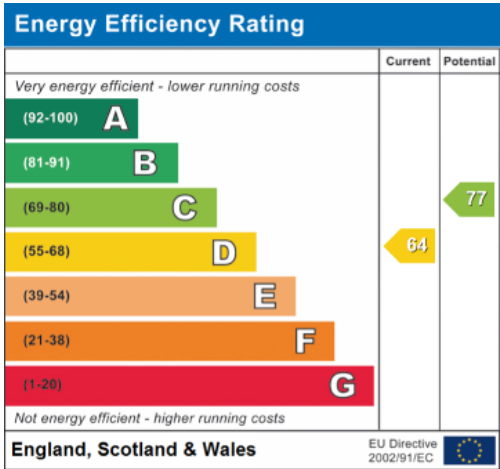


Total area: approx. 129.2 sq. metres (1390.6 sq. feet)



Chelsfield Lane | Orpington | BR5

£550,000

- 3 bedroom detached house
- Tranquil yet convenient location
- Ample reception space
- L-shaped kitchen/breakfast room
- Ground floor shower room with W.C
- Built-in wardrobes/storage to all bedrooms
- Attractive rear garden
- Sizeable driveway + garage





Kenton are delighted to present this 3 bedroom detached house, situated on the border of Kent countryside yet with Orpington High Street and its array of amenities less than a mile away. Spanning circa 1,400 square feet collectively (i.e garage inclusive), the internal accommodation comprises, to the ground floor; an ample-sized and double-aspect living/dining room, an equally ample-sized and L-shaped kitchen/breakfasting room, in addition to the handy benefit of a ground floor shower room with W.C. The first floor features three well-proportioned bedrooms (all of which benefit from built-in wardrobes/storage space) as well as a contemporary family bathroom. Externally, the rear garden is attractive yet relatively low-maintenance, featuring both patio and traditional lawn areas as well as mature trees and shrubs. To the front, there is a sizeable driveway facilitating off-street parking for multiple vehicles. As aforementioned, there is also an integral garage, with notably precedents amongst neighbouring properties for these having been converted into additional accommodation. Several bus routes are available within short walking distance, servicing Orpington High Street as referenced, as well as Orpington and St. Mary Cray Stations, both of which provide direct and frequent services into central London. Orpington High Street features an extensive range of; restaurants, bars, handy shops and leisure facilities. The popular Nugent Retail Park is also easily-accessible and features a further range of outlets. A number of coveted and reputable schools are also within a mere half a mile or so, namely the currently-rated Ofsted "good" Harris Academy and Blenheim Primary Schools.

£550,000





Chelsfield Lane, Orpington, BR5



Porch

2'11" x 17'5" (0.90m x 5.32m)  
Double glazed door and double glazed windows to front, wooden front door leading to entrance hall, tiled flooring.

Entrance Hall

15'7" x 6'4" (4.76m x 1.92m)  
Stairs to first floor, radiator, fitted carpet.

Lounge/Diner

28'0" x 12'3" (8.54m x 3.73m) measured at maximum points  
Double glazed window to front, double glazed sliding patio door opening onto the rear garden, gas fire with surround, radiators, Parquet flooring.

Kitchen

12'6" x 12'10" (3.81m x 3.92m) measured at maximum points  
Double glazed window to the rear, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces, integrated upright oven and grill, integrated gas hob with extractor over, plumbing for dishwasher, radiator, tiled walls, tiled flooring.

Lobby

5'3" x 3'1" (1.60m x 0.93m)  
Door to rear garden, plumbing for washing machine, access to:-

Shower Room

5'8" x 4'2" (1.72m x 1.27m) measured at maximum points  
Double glazed frosted window to the rear, independent shower cubicle, wash hand basin, low-level wc, radiator.

Bedroom 1

12'9" x 10'8" (3.89m x 3.25m)  
Double glazed window to front, built-in wardrobe, airing cupboard, radiator, fitted carpet.

Bedroom 2

13'2" x 11'4" (4.01m x 3.45m)  
Double glazed window to rear, built-in wardrobe, radiator, vinyl flooring.

Bedroom 3

9'1" x 8'1" (2.77m x 2.46m)  
Double glazed window to front, built-in wardrobe, radiator, fitted carpet.

Family Bathroom

Double glazed frosted window to the rear, panelled bath with mixer tap and shower over, wash-hand basin in vanity unit, low-level wc, chrome heated towel rail, part-tiled walls, tiled flooring.

Garage

19'5" x 8'2" (5.91m x 2.50m)  
Up and over door to the front, door to the side, power and light.

Rear Garden

Circa 40ft  
Easterly-facing with a paved patio, traditional lawn, flowerbeds and borders, mature shrubs, side access via gate, access to garage.

Front Garden/Driveway

Block paved driveway, mature shrubs and flowerbeds.



