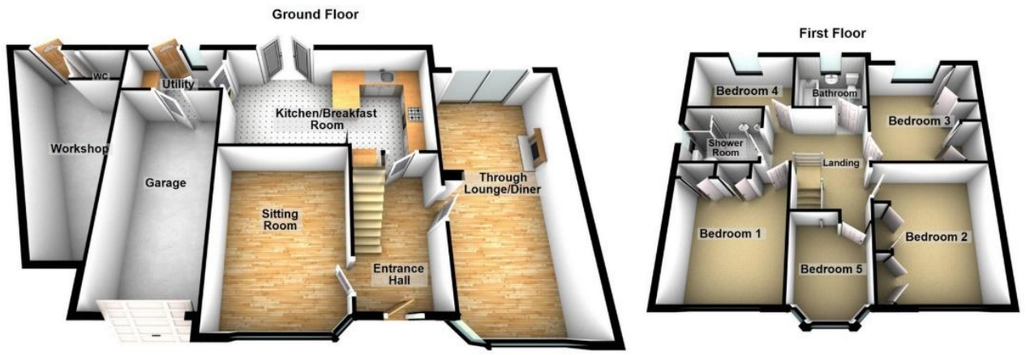
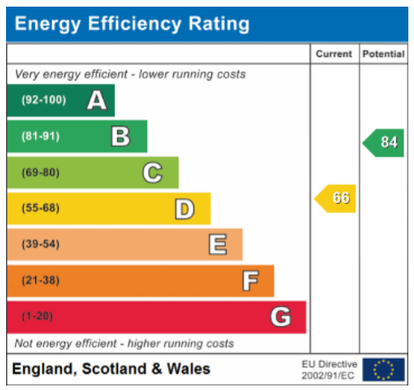
01689 822207
enquiries@kentonhomes.co.uk



Total area: approx. 183.5 sq. metres (1975.0 sq. feet)



Charterhouse Road | BR6

Asking price of £775,000

- Chain free
- Substantial double fronted semi-detached residence
- 5 Bedrooms
- 2 Reception rooms
- Kitchen/breakfasting room
- 2 Bathrooms
- Garage and workshop
- Off-street parking for circa 4 cars

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Kenton

Kenton are delighted to present to the market this substantial double front semi-detached family residence, situated on a corner plot. Internally, the accommodation comprises; a larger than average hallway, 2 ample reception rooms (a through lounge/diner and a sitting room), plus a contemporary fully-fitted open-plan kitchen/breakfasting room. Also to the ground floor is a separate utility room which gives access to the integral garage. Upstairs, you will find 5 bedrooms consisting of 3 double rooms, all benefitting from fitted wardrobes, and 2 single rooms. Furthermore, there are 2 modern bathrooms. Outside, the rear garden enjoys a westerly-aspect and measures circa 50ft x 57ft. In addition to the integral garage, there is also a brick built workshop attached which one could utilise as a home office or gym. To the front of the property, there is ample off-street parking for multiple vehicles. Internally, the property is neutrally decorated throughout providing a blank canvas, and whilst the property has already been extended, to our mind, there remains potential to further re-configure the accommodation to suit any new owner's requirements (subject to the usual planning consents). Charterhouse Road is ideally located for public transport, with Chelsfield Station being within a mere 15 minutes' walk and the R7 bus route nearby which runs into Orpington High Street and Station. Furthermore, a handful of well-regarded schools are also within easy access, namely St Olaves Grammar School and The Highway Primary School. Offered to the market with no onward chain, we urge your earliest attention.

Asking price of £775,000 - Freehold

203 Charterhouse Road, BR6

Hallway
13'6" x 7'8" (4.12m x 2.33m)
Staircase to first floor with meter cupboard under, radiator, engineered wood flooring.

Through Lounge/Diner
24'3" x 11'6" (7.39m x 3.50m)
Double glazed bay window to the front, double glazed sliding patio doors to the rear, radiator, coved ceiling, engineered wood flooring.

Sitting Room
15'9" x 10'11" (4.81m x 3.34m)
Double glazed bay window to the front, radiator, coved ceiling, engineered wood flooring.

Kitchen/Breakfasting Room
10'11" x 19'8" (3.33m x 5.99m)
Double glazed window to the rear, double glazed doors giving access to the rear garden, range of contemporary wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated hob with extractor over, integrated upright oven and grill, integrated dishwasher, integrated fridge-freezer, tiled flooring.

Utility Room
4'4" x 9'4" (1.33m x 2.85m)
Double glazed frosted door and window to the rear, space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring. Door into garage.

WC

Low-level WC, wash hand basin.

Landing

Access to loft, fitted carpet.

Bedroom 1
13'7" x 10'12" (4.13m x 3.35m)
Double glazed bay window to the front, range of fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 2
13'3" x 11'6" (4.05m x 3.51m)
Double glazed bay window to the front, range of fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 3
11'6" x 11'7" (3.51m x 3.52m)
Double glazed window to the rear, range of fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 4
6'4" x 10'12" (1.92m x 3.35m)
Double glazed window to the rear, radiator, fitted carpet.

Bedroom 5
9'11" into bay x 7'8" (3.01m into bay x 2.33m)
Double glazed bay window to the front, radiator, fitted carpet.

Bathroom
5'12" x 7'7" (1.82m x 2.32m)
Double glazed window to the rear, panelled bath with mixer tap and shower over, low-level WC, wash hand basin, heated towel rail, part-tiled walls, tiled flooring.

Shower Room
6'4" x 10'12" (1.92m x 3.35m)
Double glazed window to the side, walk-in shower, low-level WC, his and hers wash hand basins, heated towel rail, fully tiled walls, tiled flooring.

Rear Garden

Westerly aspect, patio area, traditional lawn with sleeper steps down to further lawned area, mature shrubs, access to workshop.

Workshop

Door to the rear garden.

Garage
19'5" x 9'4" (5.93m x 2.85m)
Up and over door to front, power and light.

Driveway

Ample off-street parking for circa 4 cars.

Kenton