



Total area: approx. 96.3 sq. metres (1036.4 sq. feet)



46 The Highway | Chelsfield | BR6

£635,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

- Attractive Semi Detached
- Enviably location
- 3 Excellent size bedrooms
- Spacious Lounge
- Great family room
- Cloakroom
- 5 minutes to Chelsfield Station
- Magnificent secluded garden





ATTRACTIVE FAMILY HOME IN AN ENVIABLE LOCATION. It is our pleasure to market this spacious semi-detached home situated in a most convenient location within close proximity to Chelsfield Station, local shops & also the very well-considered The Highway School. The property provides truly spacious accommodation consisting of a very wide entrance hall, leading to a bright lounge, an open plan family room with the kitchen, a conservatory, a lobby area with two storage rooms and a cloakroom. To the first floor there are 3 excellent size bedrooms, and a modern family bathroom. The 100' (approx) rear garden is totally secluded and is well stocked with mature shrubs and plants. To the front there is a very attractive front garden and a driveway with ample space two cars. The current owners have taken great care to upgrade and maintain this lovely home to very high standards and is offered onto the with the benefit of modern fitted kitchen and bathroom. To avoid certain disappointment we recommend your earliest attention.

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46 The Highway, Chelsfield, BR6



Porch

Covered porch.

Entrance hall

8'11" x 8'7" (2.72m x 2.62m)  
Double glazed front door, opaque leaded light double glazed window to front, laminated wood flooring, radiator.

Cloakroom

Opaque leaded light window to side, low level WC, wall mounted corner wash hand basin, laminated wood flooring.

Lounge

13'11" x 11'3" (4.25m x 3.42m)  
Leaded light double glazed window to front, feature fire place with cream marble inset and hearth with wooden surround, coved ceiling, wall lights, laminated wood flooring, radiator, opening onto the family room.

Family room

20'5" x 12'2" (6.22m x 3.72m)  
Double glazed patio doors onto the conservatory, coved ceiling, laminated wood flooring, radiator, open plan onto the kitchen.

Kitchen

Double glazed window to the rear,1.1/2 stainless steel sink unit with cupboards under, a comprehensive range of modern cupboards and drawers, base and wall units, display cabinet, extensive working surfaces and a breakfasting bar, splash back tiling, integrated dishwasher, cooker hood, deep storage cupboard housing an upright fridge/freezer (not included) tiled flooring, radiator, door to lobby.

Conservatory

7'7" x 7'3" (2.32m x 2.21m)  
Double glazed with wooden surround conservatory, tiled flooring, light and power, door to garden,

Lobby/Utility

Door to garden and doors to 2 large storage rooms, one with plumbing for automatic washing machine, wall mounted boiler, gas and electric meters, and the other room affording deep storage room. These 2 storage rooms have potential to convert to a shower room and/or a full utility room.

Landing

Opaque double glazed window to side, fitted carpets.

Bedroom 1

14'4" x 9'11" (4.36m x 3.02m)  
Double glazed leaded light window to front, access to loft, fitted carpets, radiator.

Bedroom 2

11'5" x 10'10" (3.47m x 3.29m)  
Double glazed window to rear, 2 built in double wardrobes, fitted carpets, radiator.

Bedroom 3

9'6" x 8'2" (2.89m x 2.50m)  
Double glazed leaded lights window to front, built in single wardrobe, fitted carpets, radiator.

Bathroom

Opaque double glazed window to rear, coved ceiling, part tiled walls, panelled bath with mixer tap with electric shower over, glass shower screen, low level WC, wash hand basin, radiator, vinyl flooring.

Rear Garden

Totally secluded, mainly laid to lawn, with a patio area, flower beds and borders, mature trees and shrubs, side access, water tap and outside light.

Front Garden

Low level wall, mature shrubs and flower beds.

Driveway

paved front drive with space for two cars.



