



Windsor Drive | Chelsfield | BR6

Asking price of £575,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  3 bedroom semi-detached house
-  Spacious lounge & Dining room
-  Downstairs shower room
-  Off-street parking
-  Convenient location
-  Modern fitted kitchen Open onto diner
-  Conservatory
-  Walking distance to Chelsfield Station



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Kenton are delighted to present this attractive 3 bedroom semi-detached house, situated on the popular Windsor Drive, conveniently located within close proximity to an extensive range of amenities, popular schools & transport links. Chelsfield Station is a mere 5 minutes' walk away, providing direct & frequent services into central London ideal for a commuter. Furthermore, some of the area's best regarded schools are also nearby, including the ever-popular The Highway Primary. Internally, to the ground floor, the property comprises a good sized through lounge/diner opening on to a modern fitted kitchen & conservatory, in addition to the benefit of lean-to & modern shower room. To the first floor, you will find 3 good sized bedrooms which all feature convenient built-in storage space, as well as a modern family bathroom. Both double glazed & centrally heated, the property is presented in good condition throughout. Externally, there is a spacious and pleasant rear garden & a brick-built shed providing further storage space. To the front of the property, off-street parking is provided via a paved driveway. Interest will inevitably be substantial amongst prospective buyers, and we therefore recommend your earliest attention.

117 Windsor Drive, Chelsfield, BR6



Entrance hall

Double glazed front door and double glazed window to side, coved ceiling, inset spot lighting, deep cloaks cupboard, storage/meter cupboard under the staircase, radiator, high quality laminated wood flooring,

Lounge

12'8" x 12'8" (3.87m x 3.86m)
Double glazed leaded light, window to front, coved ceiling, inset spot lighting, feature patterned cast iron fireplace with a granite hearth, radiator and fitted carpets:

Dining room

11'7" x 9'5" (3.53m x 2.87m)
Double glazed light, window to front, coved ceiling, inset spot lighting, feature patterned cast iron fireplace with a granite hearth, radiator and high quality laminated wood flooring. Opening onto:

Kitchen

10'10" x 9'1" (3.30m x 2.77m)
Double glazed window to rear, stainless steel butler sink with a swan neck triflow mixer tap (filtered water), inset into polished quartz work surfaces with matching edging, contemporary luxury range of wall and base units with folding corner larder, wide drawers for cutlery and crockery all with soft close mechanism, integrated double decker fridge drawer unit also with the soft close mechanism, integrated NEFF 5 ring ceramic induction hob, with a halcyon black ELICA chimney style hood, integrated NEFF double oven and grill with microwave, integrated dishwasher, integrated wine cooler, inset spot lighting, high quality AMTICO floor tiles, double glazed door to utility area.

Conservatory

Double glazed conservatory, wood flooring.

Shower room

Low-level W.C., wash hand basin, independent shower cubicle, tiled flooring.

Lean to acting as utility and storage

ideal for storage of bikes, golf clubs etc and leads to a utility area with a stainless steel sink area with

Bedroom 1

10'11" x 10'3" (3.32m x 3.12m)
Double glazed window to rear, 2 built in wardrobes with folding wooden doors, inset lighting, inset alcove with room for a small TV, high quality laminated wood flooring, radiator.

Bedroom 2

12'8" x 10'6" (3.85m x 3.21m)
Double glazed window to front, coved ceiling, inset spot lighting, built in double wardrobes and further shelving cupboards, radiator, fitted carpets.

Bedroom 3

9'5" x 8'3" (2.86m x 2.52m)
Double glazed leaded light windows to front, coved ceiling, fitted wardrobes, inset spot lighting, radiator, fitted carpets.

Bathroom

Frosted double glazed window to rear, part tiled walls with contrast borders, inset spot lighting, panelled bath with a power shower over, stainless steel circular shower curtain rail, low level WC, wash hand basin with vanity unit under, radiator, extractor fan, laminated wood flooring, wall mounted mirror door medicine cupboard.

Rear garden

South facing and totally secluded, this garden comprises a decking area which is ideal for entertaining and enjoying the sun, a lawn area with flower beds and borders, mature shrubs and decorative plants, a sun lounge area, composting area, plus an additional patio at the rear of the garden. Also a shed, a work shop with light and power. Exterior lighting.

Front garden

Traditional lawn.

Off street parking

Paved driveway to the front with ample space for two cars.

