







Total area: approx. 132.4 sq. metres (1424.8 sq. feet)



## Chesterfield Close | Orpington | BR5

£500,000

-  A much extended semi detached home
-  Potentially 5 bedrooms
-  Enormous kitchen/breakfasting room
-  Completely refurbished to high standards
-  Impressive, versatile accommodation
-  Lounge & Dining room
-  2 bathrooms
-  New; Electrics, kitchen, bathrooms, boiler, double glazing and roof to the extension



£500,000



A COMPLETELY REFURBISHED AND EXTENDED FAMILY HOME. Offering just short of 1425 square feet of accommodation, this versatile home offers spacious accommodation to a growing family. The property has been extended to the side and rear and is very flexible in how the new owners use the rooms. The home has undergone a complete programme of refurbishment, including new kitchen, new bathrooms, rewiring, new boiler, new roof to the extension, double glazing and completely redecorated throughout. The new owners can decide if they prefer to fit carpets or in fact use wooding flooring according to their preference. The property offers a through lounge/dining room, an enormous kitchen/breakfasting room, 2 further rooms which could be utilised as bedrooms or reception rooms and a shower room to the ground floor. The first floor is equally impressive with 3 excellent bedrooms and a newly fitted bathroom. The rear garden is currently housing several kennels which will very easily dis-assemble to be reverted back to a family garden. The property is located within easy walking distance to St Mary's Cray Station and the very popular Nugent Shopping Centre. Local schools are all very popular and within easy reach. There is no onward chain on this property and we recommend your earliest attention.

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### Porch

#### Entrance hall

12'9" x 5'11" (3.88m x 1.80m)  
Coved & corniced ceiling, staircase to first floor with storage under, radiator, leading to all accommodation.

#### Lounge

14'12" x 12'8" (4.57m x 3.86m)  
Double glazed window to front, radiator. coved ceiling, opening onto the dining room.

#### Dining room

10'10" x 9'5" (3.30m x 2.87m)  
Double glazed window onto the rear room, coved ceiling and radiator.

#### Kitchen/breakfasting room

16'10" x 13'4" (5.14m x 4.07m)  
Double glazed window to the rear room. Newly fitted kitchen/breakfasting room with an extensive range of wall and base units, cupboards and drawers, extensive working surfaces, stainless steel sink unit with cupboards under, integrated hob, space for oven, space for upright fridge freezer. space for washing machine, tiled flooring. Opening to a lobby.

#### Bedroom 4

14'7" x 6'8" (4.44m x 2.03m)  
Double glazed window to the front, half height wood panelled walls, radiator and tiled flooring. Doors to the entrance hall and kitchen.

#### Lobby

Storage cupboard and double-glazed door to the garden.

#### Bedroom 5 or 3rd reception

18'8" x 8'1" (5.70m x 2.47m)  
Double glazed windows to the rear, radiator and tiled flooring.

### Shower room

#### Landing

8'3" x 6'3" (2.51m x 1.91m)  
Double glazed window to the side, access to loft. Coved and corniced ceiling, storage/airing cupboard. Leading to all accommodation.

#### Bedroom 1

15'7" x 10'4" (4.75m x 3.16m)  
Double glazed window to the front, coved & corniced ceiling, built-in safe, radiator.

#### Bedroom 2

10'11" x 10'1" (3.32m x 3.08m)  
Double glazed window to the rear, corniced ceiling, radiator.

#### Bedroom 3

9'8" x 8'4" (2.95m x 2.55m)  
Double glazed window to the front, coved & corniced ceiling, radiator.

#### Bathroom

8'6" x 5'5" (2.59m x 1.66m)  
Double glazed frosted window to the rear, fully tiled walls, panelled bath with mixer tap and shower extension, low level WC, wash hand basin in vanity unit with drawers, heated towel rail, extractor fan, wall mounted combi boiler,

#### Rear Garden

Approximately 60' (unmeasured)  
Patio area, very secluded. The garden was previously used as breeding kennels with multiple single and double sized kennels all made with metal fencing which can be dis-assembled quite easily if not required. The garden could certainly be reinstated quite quickly.

#### Paved front garden

An attractive flower beds with a raised rockery area, and paved area to the front which would be sufficient to accommodate a car or motorbike.

