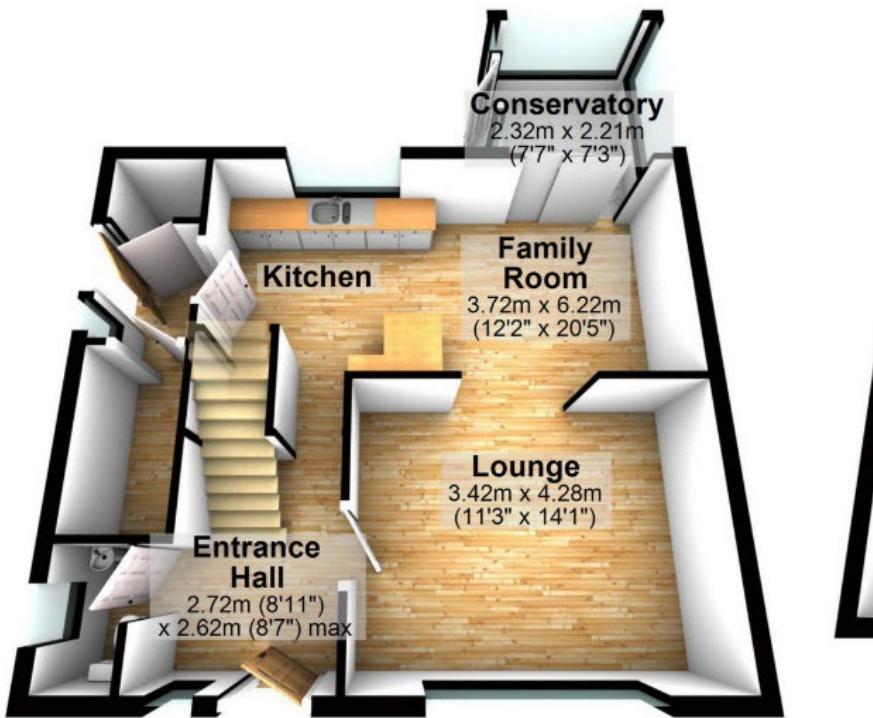
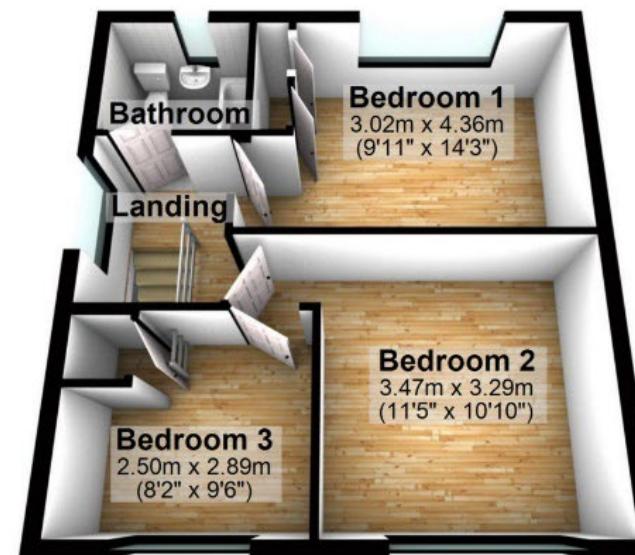


## Ground Floor



## First Floor

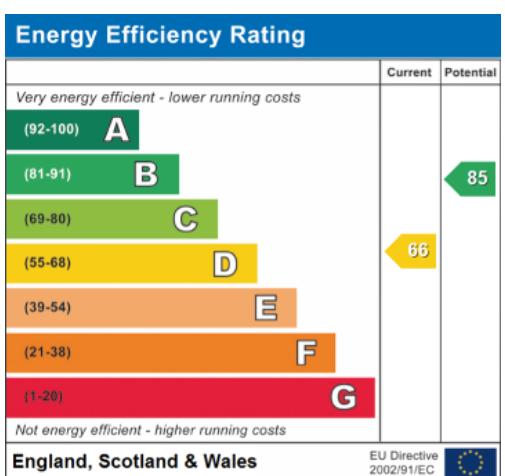


Total area: approx. 96.3 sq. metres (1036.4 sq. feet)



## The Highway | Chelsfield | BR6

Offers in excess of £600,000 Freehold



Attractive Semi Detached

3 Excellent size bedrooms

Great family room

5 minutes to Chelsfield Station

Enviable location

Spacious Lounge

Cloakroom

Magnificent secluded garden



Offers in excess of £600,000 Freehold



ATTRACTIVE FAMILY HOME IN AN ENVIALE 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.

## 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.

