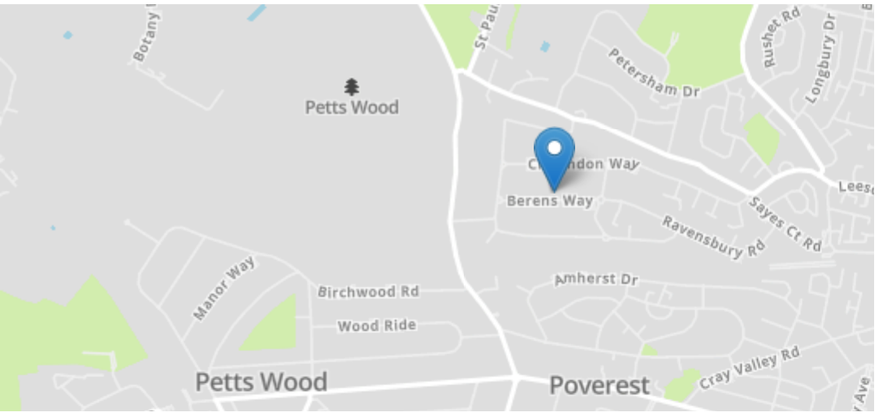
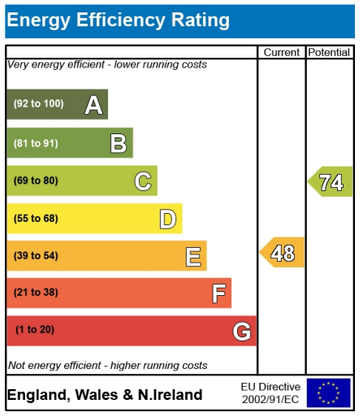
Petts Wood Office
1, Fairway, Petts Wood, BR5 1EF
01689 606666
pettswood@proctors.london

PROCTORS





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The Property Ombudsman

Petts Wood Office
1, Fairway, Petts Wood, BR5 1EF
01689 606666
pettswood@proctors.london

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Viewing by appointment with our Petts Wood Office - 01689 606666

3 Berens Way, Chislehurst, Kent, BR7 6RH

Guide Price £1,500,000 Freehold

- Substantial Detached House
- Four Double Bedrooms
- Two Generous Receptions
- Lareg Breakfast Kitchen
- Sought After Location
- Two Family Bathrooms
- Wood Panelled Hallway
- Double Glazed Conservatory

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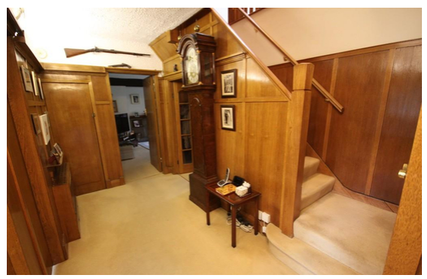
3 Berens Way, Chislehurst, Kent, BR7 6RH

This substantial detached house commands a desirable aspect in Berens Way providing a generous plot and deep frontage for several cars. The property offers outstanding potential to extend to the rear elevation to further enhance this long-term family home and create a magnificent contemporary dwelling, whilst retaining its kerb appeal and the original 1930's characteristics. The accommodation briefly comprises four double bedrooms, two generous reception rooms, a modern double aspect breakfast kitchen leading to a comfortable heated conservatory, two family bathrooms (ground and first floor levels, a separate snug/ bar reception, a charming first floor galleried library/ home office area, cloakroom and wood panelled entrance hall via a storm porch. Outside you will find a large rear garden with extensive patio, a first floor sun balcony off the main bedroom, deep frontage and double garage (part integral). Benefits to note include: double glazed leaded light windows, gas central heating, Inglenook fireplace in the main living room, security system, well presented interior, large loft area ideal for converting, scope to extend and chain free possession. For further information call the Selling Agents, PROCTORS.

Location

From Royal Parade Chislehust, drive towards Petts Wood, turn left into Marlings Park Avenue, bear left and Berens Way is on your right.



GROUND FLOOR

Entrance Porch

Oak entrance door with leaded light windows, radiator.

Inner Hall

Georgian style entrance door and side windows, wood panelled interior, radiator cabinet, deep under stairs cupboard with electric meter.

Main Living Room

6.18m x 4.40m (20' 3" x 14' 5") (into inglenook) Double glazed French leaded light doors and windows to rear, Inglenook fireplace with leaded light feature windows, radiator, wall lights.

Dining Room

5.20m x 3.66m (17' 1" x 12' 0") (into bay window) Double glazed leaded light window to front, ,window seat with storage, two radiators.

Breakfast Kitchen

5.58m x 2.72m (18' 4" x 8' 11") Double glazed leaded light window to front, range of contemporary wall and base cabinets, built in AEG oven, separate microwave combination oven, electric hob set in granite worktop with two gas burners, inset sink unit, integrated dishwasher, integrated fridge and freezer, plumbed for washing machine, concealed central heating boiler, breakfast bar, radiator, recessed ceiling lights, pelmet lighting, French doors to conservatory.

Heated Conservatory

3.85m x 3.66m (12' 8" x 12' 0") Double glazed French doors and windows to rear, two radiators, wall lights, polycarbon ceiling.

Inner Hall

Built in coat cupboard, door to bathroom. This leads into the snug.

Snug or Bar Room

3.50m x 2.00m (11' 6" x 6' 7") Double glazed leaded light windows to rear, radiator, recessed celing lights, door from conservatory.

Bathroom Two

2.46m x 1.78m (8' 1" x 5' 10") White contemporary suite comprising bath, hand basin on vanity unit, shaver point, built in shower over bath

FIRST FLOOR

Landing

Open aspect landing, access to loft via ladder, built in airing cupboard with hot water cylinder.

Galleried Library/ Home Office Area

3.88m x 3.45m (12' 9" x 11' 4") (into cabinets) Double glazed single leaded light window to rear, bespoke oak fitted bookshelves and storage cabinets, Velux skylight, recessed ceiling lights, radiator.

Bedroom One

5.16m x 3.63m (17' 0" x 12' 0") (into wardrobe) Double glazed leaded light French doors to rear leading to sun balcony, double glazed leaded light windows to side, fitted wardrobes, radiator.

Bedroom Two

4.95m x 3.66m (16' 3" x 12' 0") Double glazed leaded light window to front, fitted window seat, fitted wardrobes, radiator.

Bedroom Three

4.60m x 3.46m (15' 1" x 11' 4") Double glazed leaded light window to front and side, fitted wardrobes, connecting door to family bathroom.

Bedroom Four

4.60m x 2.54m (15' 1" x 8' 4") Double glazed leaded light window to front and side, fitted wardrobes, radiator.

Family Bathroom

3.74m x 2.04m (12' 3" x 6' 8") Double glazed leaded light windows to rear, modern white suite comprising bath with fitted shower, back to cabinet W.C, hand basin on vanity unit, recessed ceiling lights.

OUTSIDE

Garden

Paved patio area, laid to lawn, established borders with mature shrubs and trees, garden sheds, side access, door to garage.

Double Garage (Part Integral)

Two single double doors, power and light.

Frontage

A spacious frontage with deep driveway and establish shrubs and trees.