



£675,000

Chelsfield Lane, Orpington, Kent, BR5
4HQ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Spacious Four bedroom semi-detached house situated in a popular location in Orpington close to Greenbelt.

Standing at over 2000 sq ft of accommodation in addition to the four bedrooms, the property consists of the ground floor living room, dining room, kitchen/diner, utility room, study area, large shower room and WC. The downstairs converted garage space also offers versatile space currently being used as a play room.

On the first floor there are three bedrooms including two doubles, and one single currently used as a study/office. In addition, there is a family bathroom and good size landing with stairs leading to the fourth bedroom on the second floor.

The second floor area can be further extended (STPP) which has been achieved by neighbouring properties. Externally, there is a large well kept garden to the rear of the property with a summer house, decking area, and off street parking with integral garage to the front which has space for storage.

Other benefits include double glazing, gas central heating system and a brick built workshop currently being used as a gym. Chelsfield Lane is well located for local schools, shops, bus routes, and St Mary Cray mainline station. Additionally, Chelsfield mainline station is a short drive directly via Chelsfield Lane and Warren Road. The property is walking distance to Nugent Retail Park, as well as Priory Gardens Park in Orpington.

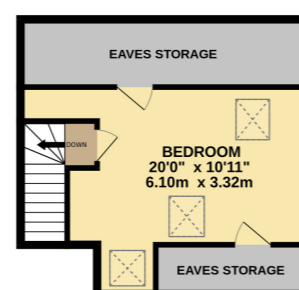
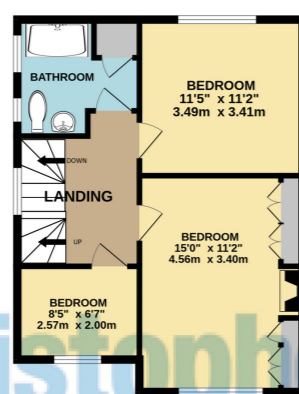
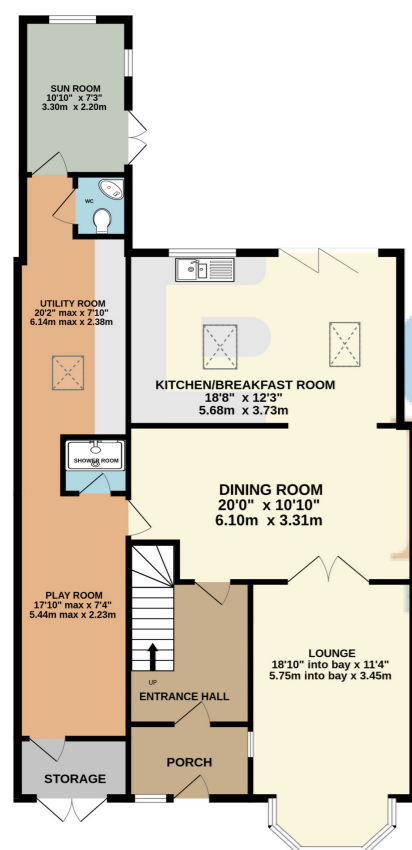
Council Tax Band E.



GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2069 sq.ft. (192.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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