



£650,000
Chelsfield Lane, Orpington, Kent, BR5
4HQ

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.

Chelsfield lane is well located for several amenities including local schools, many of which are within walking distance. The property is also within walking distance of several bus stops, local shops and parks (Priory Gardens Park and Orpington High Street are within a 15-20 minute walk). Nugent Retail Park is also less than a 30 minute walk away or 5 minute drive which includes several shops, eateries, a vets and gym.

For commuters, the property is within a short drive of 3 mainline stations, each with fast direct connections into London. Particularly Chelsfield mainline station is less than 5-10 mins drive directly via Chelsfield Lane, and via the quaint rural setting of old Chelsfield village through to Warren Road. Chelsfield has frequent trains direct to London Bridge in less than 20 minutes.

This really is a lovely and versatile family home with so much potential for a growing or multi generational family noting the downstairs garage area could be further developed into a self contained annexe (STPP). Viewing is highly recommended to see all this home has to offer.

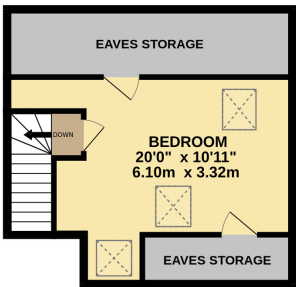
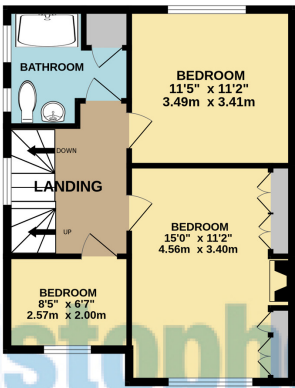
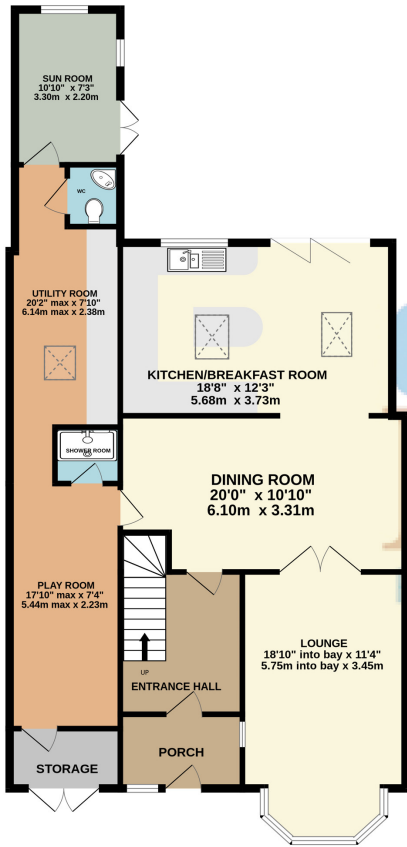
Council Tax Band E.



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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