



Briarswood Way | Chelsfield | BR6

£775,000

- Executive detached family home
- 4 Double bedrooms
- 2 bathrooms & Guest cloakroom
- Conservatory
- Excellent School catchment
- 2 Receptions
- Fitted kitchen/breakfast room
- Secluded South facing garden



ATTRACTIVE EXECUTIVE DETACHED FAMILY HOME. Located in a most convenient and sought after location, being within easy walking distance of Warren Road School and also Chelsfield Station with its fast and frequent service into The City this truly magnificent home offers truly impressive accommodation. Approached via a wide and welcoming entrance hall leading to an excellent sized and well-proportioned lounge which opens onto a dining room which also in turn opens onto a conservatory. Off the entrance hall there is a very spacious and well fitted kitchen, a cloakroom and door to the garage. The garage with access from the hallway would lend itself to being converted into a bedroom or a 3rd reception if required STPP. The first floor is equally impressive with 4 double sized bedrooms with the master bedroom benefiting from a roomy en-suite shower room and also a modern fitted family bathroom. The rear garden is south facing and completely secluded. To the front there is ample off street parking for 2 cars. This home is double glazed and centrally heater and offered in exquisite condition throughout.



Briarswood Way, Orpington, BR6



Porch

UPVC entrance door with stained glass and decorative leaded light effect inserts, and with adjacent panel to side with matching double glazed window

Entrance hall

Amtico flooring. Staircase leading to the first floor landing. Single panel radiator. Door to garage.

Cloakroom

Fitted with a white contemporary style suite comprising:- low level WC and wall mounted wash hand basin. Complimentary tiling. Double glazed decorative leaded light and stained glass effect obscure window to ide. Single panel radiator, Amtico flooring, and coving to ceiling.

Lounge

16'12" x 14'8" (5.18m x 4.47m narrowing at one end)
With double glazed decorative leaded light effect window to front. Amtico flooring. Double panel radiator. Most attractive contemporary style fireplace with "pebble" effect gas fire. Wall light points. Coving to ceiling. Attractive archway opening to:-

Dining room

11'6" x 8'12" (3.51m x 2.74m)
Amtico flooring. Single panel radiator. Sliding patio doors leading to:

Conservatory

9'9" x 9'6" (2.97m x 2.90m)
Being double glazed with full height windows, and door, overlooking the rear garden. Wall light points.

Kitchen

14'12" x 8'5" (4.57m x 2.57m)
Fitted with a modern range of wall, base and drawer units with colour coordinated worktops, and inset colour coordinated one a half bowl sink unit. Breakfast bar. Ceramic tiled floor and partly tiled walls. Coving to ceiling, and double panel radiator. Two double glazed decorative leaded light effect windows overlooking the rear garden and matching door leading to side. Appliance space including plumbing for washing machine, and dishwasher. Integrated 5 ring gas hob with electric oven under, and extractor canopy above.

Landing

Large airing cupboard housing hot water cylinder. Coving to ceiling. Access to loft space

Master bedroom

14'6" x 12'0" (4.42m x 3.66m)
Double glazed decorative leaded light effect window to front, and with single panel radiator beneath. Fitted with a range of bedroom furniture including wardrobes adjacent to and surrounding the bed recess, bedside cabinets, and dressing table unit. Coving to ceiling. Door to:-

En-suite Shower room

Fitted with a white contemporary style suite comprising:- low level WC, and inset vanity wash hand basin with cabinets beneath. fully tiled shower cubicle. Ceramic tiled floor. Ladder style radiator. Downlighting. Partly tiled walls. Double glazed leaded light effect obscure window to front

Bedroom 2

13'6" x 9'6" (4.11m x 2.90m)
Double glazed decorative leaded light effect window to front, and with double panel radiator beneath. Coving to ceiling. Built-in wardrobe.

Bedroom 3

11'9" x 8'12" (3.58m x 2.74m)
Double glazed decorative leaded light effect window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling.

Bedroom 4

9'9" x 8'0" (2.97m x 2.44m)
Double glazed decorative leaded light effect window overlooking the rear garden, and with single panel radiator beneath. Built-in wardrobe.

Family bathroom

Fitted with a white contemporary style suite comprising:- panel bath with shower unit over, low level WC, and wall mounted wash hand basin. partly tiled walls with colour coordinated decorative border. Ceramic tiled floor. Ladder style radiator. Downlighting.

Rear garden

Backing approximately south. Laid mainly to lawn with terrace, and with raised borders. Pedestrian side access. Timber garden shed.

Garage

With up and over door to front, and personal door to kitchen. Power and lighting. Wall mounted gas fired central heating boiler.

Driveway

Private driveway with hedge borders.

