



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Warren Drive | Chelsfield | BR6

Guide price of £550,000 to £575,000

- Attractive Semi-detached
- Most enviable location
- Close to Chelsfield Station
- Excellent Schools
- 3 bedrooms
- 2 receptions
- Modern fitted kitchen
- Modern fitted bathroom

Guide Price £550,000 to £575,000 Freehold



AN ATTRACTIVE SEMI-DETACHED FAMILY HOME IN AN ENVIABLE LOCATION. Situated within a stone's throw of Chelsfield Station and within easy walking distance to both Warren Road and The Highway primary schools. Local shops and services are close by and the transport links into all major centres are well served and very accessible. The property is a 3-bedroom home with 2 receptions, a modern fitted kitchen and a modern fitted bathroom. This home is poised on a corner plot and offers tremendous opportunity to extend subject to the usual planning consents. The property is double glazed and centrally heated and offered in clean condition however a degree of redecoration will further enhance this home. There is a small angled rear garden, a further section of garden to the side, detached garage and ample driveway as well as an attractive front garden. This home is offered with the benefit of NO ONWARD CHAIN and we expect huge interest and we therefore recommend your most urgent attention.

Warren Drive, Chelsfield, BR6



Porch

Covered porch with wooden front door.

Entrance Hall

15'8" x 5'9" (4.77m x 1.74m)

Double glazed window to side, staircase to first floor with storage cupboard underneath, radiator, fitted carpet.

Lounge

16'10" into bay x 14'3" (5.12m into bay x 4.35m)

Double glazed bay window to front, coved ceiling, picture rail, radiator, fitted carpet.

Dining Room

12'11" x 10'4" (3.94m x 3.14m)

Double glazed patio doors to rear garden, coved ceiling, picture rail, feature display fireplace, radiator, fitted carpet.

Kitchen

11'9" x 6'9" (3.59m x 2.07m)

Double glazed window to rear, double glazed door to rear garden, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, resin sink unit, plumbing for washing machine, plumbing for dishwasher, space for gas cooker, wall-mounted radiator, vinyl flooring.

Landing

Double glazed window to side, coved ceiling, access to insulated loft with drop-down ladder, airing cupboard housing hot water cylinder, fitted carpet.

Bedroom 1

17'3" into bay x 8'6" onto wardrobes (5.27m into bay x 2.60m onto wardrobes)

Double glazed bay window to front, coved ceiling, range of wall-to-wall fitted wardrobes, radiator, laminated wood flooring.

Bedroom 2

12'6" x 8'5" onto wardrobes (3.80m x 2.56m onto wardrobes)

Double glazed window to rear, range of wall-to-wall fitted wardrobes, radiator, laminated wood flooring.

Bedroom 3

8'11" x 6'10" (2.72m x 2.09m)

Double glazed window to front, picture rail, radiator, fitted carpet.

Bathroom

6'9" x 7'6" (2.07m x 2.28m)

Double glazed frosted windows to side and rear, tiled walls, corner shower cubicle, wash hand basin in vanity unit, low level W.C, radiator, fitted carpet.

Rear Garden

Patio area with steps to traditional lawn area, mature trees and shrubs, flowerbeds and borders, side access via gate.

Garage

Up-and-over door to front, door to rear.

Front

Driveway providing off-street parking, patio area, traditional lawn area, mature trees and shrubs.

