



Total area: approx. 69.6 sq. metres (749.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>42</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Elm Road | Green Street Green | BR6

Offers in Excess of £435,000

- Handsome Cottage
- Excellent location
- 2 double bedrooms
- through lounge/dining room
- Fitted kitchen
- Fitted bathroom with shower cubicle
- Superb loft-room
- Tremendous garden







Offers in Excess of £435,000



A MOST ATTRACTIVE END TERRACE COTTAGE IN AN ENVIABLE LOCATION. This is a truly impressive home. Situated in a quiet and yet convenient location on the prefer of Chelsfield park and surrounded by exquisite views of Kentish Countryside. The property is within walking distance to Green Street Green High Street with range of shops and services and the M25 and other local routes are within a very few miles drive. Chelsfield Station with its fast and frequent service is the nearest BR station and is only some 20 minutes' walk. The property is also within catchment area for well-considered schools. This beautiful home offers a bright and spacious lounge lounge/dining room and a modern fitted kitchen on the ground floor. The first-floor accommodation is equally impressive with 2 double bedrooms, both with built-in wardrobes, and a modern fitted bathroom which as well as a corner bath has an independent shower cubicle. Worthy of note is the loft room, accessed by a drop-down ladder, which is lined and carpeted and with a skylight window which is being used as a study. The rear garden is simply delightful, mainly paved to provide 3 levels of patio area, ideal for entertaining as well as raised beds and mature plants. with exquisite views of the countryside. The cottage is double glazed and centrally heated and is offered onto the market in pristine condition. NO FORWARD CHAIN







## Elm Road, Green Street Green, BR6



### Lounge/dining room

24'0" x 12'7" (7.32m x 3.83m)

Wooden front door opening on to this bright and airy room, double glazed window to the front, double glazed door opening onto the patio area at the rear, feature cast iron fireplace with matching surround, coved ceiling, picture rail, bespoke wooden staircase to first floor, radiators and fitted carpets. Steps down to Kitchen.

### Kitchen

10'2" x 7'11" (3.11m x 2.41m)

Double glazed windows to the rear and side, a wooden door opening onto the patio area, butler style ceramic sink unit with a swan neck mixer tap over, extensive range of wall and base units, cupboards and drawers, integrated gas hob and hob with hood over, space for a fridge and also a freezer, plumbing for a washing machine, extensive working surfaces with splash back tiling, vinyl flooring. Peaceful views of the countryside from the windows.

### Landing

Bespoke wooden staircase leading to first floor, with fitted carpets and radiator.

### Loft-room

10'7" x 8'6" (3.22m x 2.58m)

Accessed by a wooden drop-down ladder from Bedroom 1. Skylight window to the rear, 2 large eaves cupboards with plenty of room for storage, fitted carpets.

### Bedroom 1

12'7" x 10'1" (3.84m x 3.08m)

2 double glazed windows to the front, built in double wardrobes with sliding mirror doors, fitted carpets and radiator, access to loft-room via drop down ladder.

### Bedroom 2

10'0" x 9'3" (3.06m x 2.83m)

Double glazed window to the rear with magnificent views, built in double wardrobes with sliding mirror doors, fitted carpets and radiator.

### Bathroom

10'2" x 7'10" (3.09m x 2.38m)

Double glazed window to the rear, part tiled walls, corner bath with mixer taps, independent shower cubicle, low level WC, wash hand basin in vanity unit, Airing cupboard housing wall mounted gas boiler, chrome heated towel rail and radiator, vinyl flooring extractor fan.

### Rear garden

Sunny aspect with 2 platforms of paved patio areas, ideal for relaxing and entertaining, 2 large wooden raised beds with mature plants and a summerhouse with light and power. Side access via gates, water tap and light.





