



Total area: approx. 136.4 sq. metres (1468.2 sq. feet)



## Maple Cottage | Worlds End Lane | Chelsfield | BR6

£675,000

-  Traditional, attractive detached house
-  Ample reception space
-  Most beautiful of rear gardens
-  Driveway & garage
-  4 bedrooms
-  Utility room & ground floor shower room
-  Convenient & desired location
-  No onward chain

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C			78	(69-80) C		73	
(55-68) D		54		(55-68) D			
(39-54) E				(39-54) E		46	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	





Kenton are delighted to present this traditional and attractive 4 bedroom detached house situated in the most convenient and desired of locations. Internally, to the ground floor, you will find ample reception space in the form of a through living/dining room with the latter area in turn opening onto a double glazed conservatory, which itself is a tranquil spot overlooking the most beautiful of rear gardens. Furthermore, there is a fitted kitchen/breakfasting room to the rear which again overlooks the rear garden, as well as the added benefit of a utility room. To the front of the ground floor you will find a bay-fronted double bedroom (featuring built-in wardrobes) or conversely, an additional reception room should one prefer. A contemporary shower room with W.C completes the ground floor accommodation. The first floor features a further three double bedrooms (two of which are both double aspect and also feature built-in wardrobes) and a bathroom. Externally, as aforementioned there is the most beautiful of rear gardens which features both patio and traditional lawn areas and is inundated with attractive flowers and shrubs. Furthermore, there is also ample outside storage space in the form of a; shed, summerhouse and also a greenhouse. To the front, there is a sizeable driveway facilitating off-street parking for multiple vehicles and also a further paved garden area. Additionally, there is also a garage which features both power and light. Worlds End Lane is a coveted and desirable road, with this property situated on the cusp of the prestigious Chelsfield Park and within close proximity to a range of general amenities. Namely, Chelsfield Station is a mere circa half a mile or so away, providing direct and frequent services into Central London. A range of general amenities (including a Waitrose supermarket, public house, doctors surgery and hairdressers) can also be found a short walk away on Green Street Green High Street, with Orpington High Street itself and its extensive range of; shops, restaurants and bars also easily-accessible via a short drive or bus ride away. The well-regarded and current Ofsted "good" rated Green Street Green Primary School (mixed) is also a mere few minutes' walk away. Offered to the market with the benefit of no onward chain.



## Maple Cottage, Worlds End Lane, Chelsfield, BR6



### Hallway

Wooden entrance door to side, staircase to first floor with storage cupboard underneath, radiator, laminated wood flooring.

### Living/Dining Room

21'4" x 13'9" maximum (6.50m x 4.20m maximum)  
Double glazed windows to side, feature electric fireplace with brick surround, fitted shelving, radiators (x3), fitted carpet.

### Conservatory

9'12" x 10'0" (3.04m x 3.06m)  
Double glazed windows to side, double glazed sliding doors to rear garden, electric heater, tiled flooring.

### Lobby

Built-in storage cupboard, tiled flooring.

### Utility Room

7'6" x 5'7" (2.29m x 1.70m)  
Wooden door to side, wall and base units, work surfaces, stainless steel sink unit, splashback tiling, plumbing for washing machine, space for fridge freezer, tiled flooring.

### Kitchen/Breakfasting Room

10'11" x 11'8" (3.34m x 3.55m)  
Double glazed window to rear, range of matching wall and base units, work surfaces, stainless steel sink unit, splashback tiling, plumbing for dishwasher, space for under-the-counter fridge, space for gas cooker with fitted extractor hood over, fitted shelving, radiator, tiled flooring.

### Bedroom 4

9'10" x 11'7" onto wardrobes (2.99m x 3.54m onto wardrobes)  
Double glazed bay window to front, built-in wardrobes with sliding mirrored doors, fitted shelving, built-in electric meter cupboard, radiator, fitted carpet.

### Shower Room

5'10" x 6'6" (1.79m x 1.99m)  
Double glazed frosted window to side, fully-tiled walls, walk-in shower cubicle, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 100ft in length x 30ft in width  
Patio area, traditional lawn area, flowerbeds and borders, mature shrubs, summerhouse, storage shed, greenhouse, side access via gates (to both sides), light, water tap.

### Landing

Access to loft, double glazed windows to side, radiator, fitted carpet.

### Bedroom 1

10'4" maximum x 16'6" maximum (3.16m maximum x 5.02m maximum)  
Double glazed window to front, double glazed window to rear, radiator, fitted carpet.

### Bedroom 2

10'6" x 11'10" (3.19m x 3.60m)  
Double glazed window to front, double glazed window to side, built-in wardrobes with sliding doors, radiator, fitted carpet.

### Bedroom 3

9'12" x 10'10" maximum (3.04m x 3.31m maximum)  
Double glazed window to side, built-in wardrobes with sliding doors, access to loft area, radiator, fitted carpet.

### Bathroom

6'10" x 5'7" (2.09m x 1.71m)  
Double glazed frosted window to rear, panelled bath, half-tiled walls, low level W.C, wash hand basin, fitted mirrored unit, radiator, linoleum flooring.

### Garage

13'7" x 8'2" (4.13m x 2.50m)  
Up-and-over door to front, power and light, wall-mounted Worcester boiler.

### Front

Patio area, mature shrubs, driveway providing off-street parking for multiple vehicles, access to garage via door to front, side access via gates (to both sides).



