



Total area: approx. 78.4 sq. meters (843 sq. feet)  
For illustration purposes only - not to scale



## Warren Drive | Chelsfield | BR6

Asking price of £500,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Chain free
- 2 bedrooms
- Walking distance to Chelsfield Station
- Close proximity to Warren Road and The Highway primary schools
- Semi-detached
- Ample scope to extend to the side and rear STPP
- Off-street parking
- Local shops and bus routes nearby



Asking price of £500,000 Freehold



\*NO CHAIN\* Kenton are delighted to present to the market this 2 double bedroom semi-detached house, situated within a popular cul-de-sac and occupying a wide plot, thus offering ample potential to extend (STPP by default). Internally, the property comprises; a bay-fronted lounge and kitchen/diner to the ground floor, and upstairs, 2 bedrooms and a family bathroom. Outside, the rear garden extends to circa 50ft, and there is a detached garage to the side, plus off-street parking via a driveway with ample space for 2 cars. Conveniently located within a few minutes' walk to Chelsfield Station, as well as being within close proximity to local shopping facilities at Windsor Drive and local bus networks, together with having the benefit of Warren Road Primary School nearby. Junction 4 of the M25 is also within a short drive.

## Warren Drive, Chelsfield, BR6



### Hallway

Double glazed bay window to side, stairs to first floor, picture rail, radiator, laminate flooring.

### Lounge

12'10" x 11'10" (3.90m x 3.60m)

Double glazed bay window to the front, radiator, picture rail, laminate flooring.

### Kitchen/Diner

16'9" x 12'10" (5.10m x 3.90m)

Double glazed doors to the rear, double glazed windows to the side, built-in storage/display cabinets, deep under stairs storage cupboard also housing meters, fireplace with hearth, range of cupboards and drawers, sink unit with mixer tap, space for cooker, plumbing for washing machine, space for fridge/freezer, part-tiled walls, radiators, wood strip flooring.

### Landing

Access to loft, fitted carpet.

### Bedroom 1

12'10" x 12'6" (3.90m x 3.80m)

Double glazed bay window to front, built-in cupboard, fireplace, picture rail, radiator, fitted carpet.

### Bedroom 2

10'6" x 9'6" (3.20m x 2.90m)

Double glazed window to rear, airing cupboard housing boiler (installed 2017), picture rail, radiator, fitted carpet.

### Bathroom

Double glazed frosted window to rear, suite comprising panel enclosed bath with thermostatic fitting over, glass screen, wash hand basin set with in vanity storage unit, low level w.c., heated towel, part-tiled walls, laminate flooring.

### Rear Garden

The rear garden is laid to lawn, well screened at the rear boundary and offers great potential to extend to the side and rear of the property, (subject to required consents) outside tap, pedestrian side gate to the front.

### Garage

Set to the side of the house, double doors to front and courtesy door to garden.

### Front Garden

The front garden has a lawn area with paved driveway providing off street parking.

