



Broke Farm Drive | Pratts Bottom, Kent, BR6 7SH



Guide Price £600,000 - £650,000 Freehold

ROBINSON-JACKSON
Our service will *move* you

Broke Farm Drive

Pratts Bottom

A deceptively spacious four bedroom, THREE BATHROOM semi detached house situated close to Chelsfield & Knockholt Stations. The property offers versatile accommodation & has potential to extend (STPP).

Property Features

- Triple Glazed Throughout
- Two Reception Rooms
- 18ft Kitchen/Breakfast Room
- Ground Floor Shower Room
- En-Suite To Principal Bedroom
- Well Established Rear Garden
- Outbuilding/Studio
- Large Private Driveway
- Easy Access For A21/M25
- Council Tax: E
- EPC Rating: D



Interior

Entrance Hallway: Solid wood door to front, stairs to first floor, radiator and engineered wood flooring.

Ground Floor Shower/Wet Room: Fitted with a walk in shower, wash hand basin and wc. Opaque window to side. Heated towel rail.

Dining Room: 4.4m x 3.28m (14'5" x 10'9") Window to front, radiator and engineered wood flooring.

Lounge: 5.08m x 3.28m (16'8" x 10'9") French doors opening onto the rear garden. Feature electric pebble fire, understairs storage cupboard and engineered wood flooring.

Kitchen/Breakfast Room: 5.49m x 4.57m (18' x 15') Fitted with a matching range of wall and base units with work surfaces and breakfast bar. Integrated oven, electric hob and extractor canopy. Space for fridge freezer. Space for table & chairs. Windows to side and French doors opening onto the rear garden. Engineered wood flooring. Radiator and heated towel rail.

Utility Room: 3.15m x 2.26m (10'4" x 7'5") Work surfaces with sink unit & drainer. Space for washing machine. Opaque door to side.

Landing: Large airing cupboard, access to loft and fitted carpet

Principal Bedroom: 5.4m x 2.82m (17'9" x 9'3") Door with a Juliette balcony overlooking the rear garden. Access to:-

En-Suite Shower Room: Fitted with a walk in shower cubicle, wash hand basin set in vanity unit and wc. Chrome heated towel rail. Opaque window to side.

Ground Floor

Approx. 85.7 sq. metres (922.1 sq. feet)



First Floor

Approx. 78.2 sq. metres (841.3 sq. feet)



Total area: approx. 163.8 sq. metres (1763.4 sq. feet)

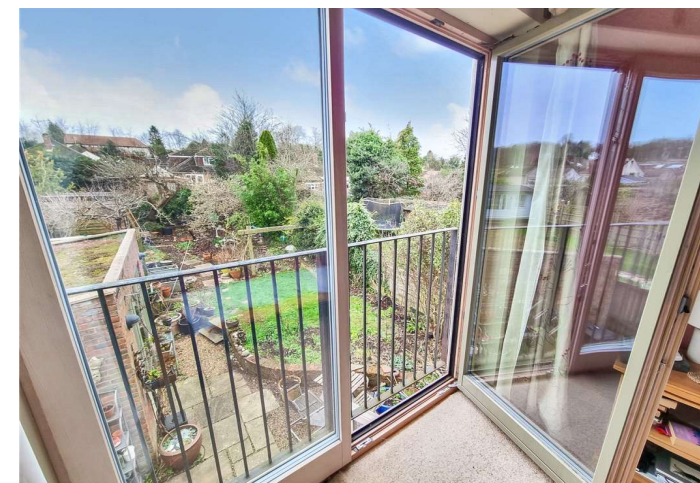
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Bedroom 2: 4.32m x 3.3m (14'2" x 10'10") Window to front, fitted wardrobes, radiator and engineered wood flooring.

Bedroom 3: 3.25m x 3.18m (10'8" x 10'5") Window to rear, radiator and fitted carpet.

Bedroom 4: 4.67m x 1.93m (15'4" x 6'4") Two windows to front, radiator and stripped wood floorboards.

Family Bathroom: Fitted with a four piece suite comprising a panelled bath, wash hand basin set in vanity unit, bidet and wc. Heated towel rail. Opaque window to side.





Exterior

Rear Garden: Measuring approximately 68ft in length and well established with various shrubs and trees. Patio area. Side access.

Outbuilding: 14'1 x 9'6: This could be potentially used as an office or gym. Double glazed with power & lighting. Wood flooring.

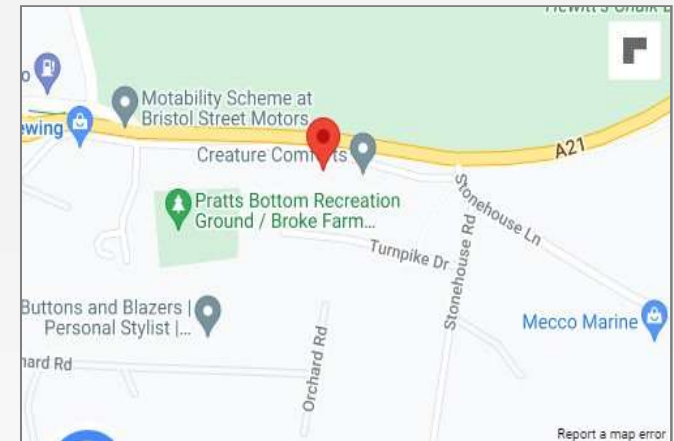
Front Driveway: Providing off road parking.

Additional Information

Broke Farm Drive as mentioned is conveniently located for Chesfield & Knockholt Stations alike, various schools and easy access for the A21/M25.

Property Location

Broke Farm Drive, Pratts Bottom, Kent, BR6 7SH



**FOR MORE INFORMATION
CONTACT US TODAY.**

01689 833322

Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF

orpington@robinson-jackson.com

