



Spring Gardens | Chelsfield, Kent, BR6 6HJ



Offers over £595,000 Freehold

Spring Gardens

Chelsfield

An opportunity to purchase this deceptively spacious two double bedroom semi detached house situated on the edge of Chelsfield Park & within a few minutes' walk of Chelsfield Station & local shops.

Property Features

- Bay Fronted
- Potential To Extend (STPP)
- Two Reception Rooms
- Driveway & Detached Garage
- Within A Few Minutes' Walk Of Station & Shops
- Close To Warren Road School
- Popular Location
- Council Tax: E
- EPC Rating: G



Interior

Entrance Hall: Upvc door to front. Double glazed window to side and newly fitted carpet.

Reception One: 3.7m x 3.4m (12'2" x 11'2") Double glazed bay window to front, built in storage cupboard, fireplace prepared for installation of a log burning stove and stripped floorboards.

Reception Two: 5.05m x 3.4m (16'7" x 11'2") (Maximum dimensions). With two double glazed windows to rear, radiator, newly fitted carpet. Access to:-

Sun Lounge/Lean To: 2.95m x 2.18m (9'8" x 7'2") Single glazed and with a tiled floor and access to the rear garden.

Kitchen/Breakfast Room: 3.66m x 2.29m (12' x 7'6") With a matching range of wall and base units with complimentary work surfaces. Space for cooker. Space for fridge freezer. Sink unit and drainer. Fireplace with space for a log burner. Understairs storage cupboard. There is also a pantry area with further wall and base units and space for tumble dryer.

Landing: Access to loft and airing cupboard.

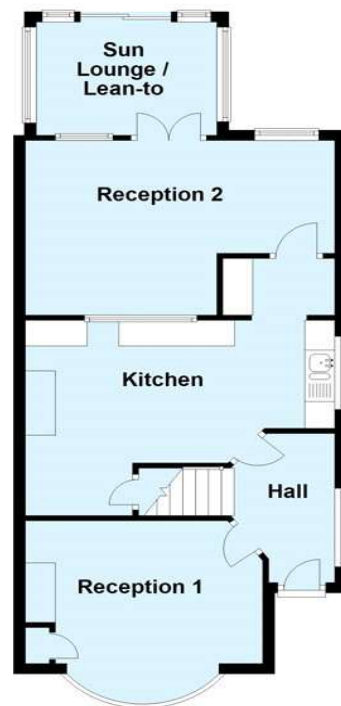
Bedroom 1: 3.9m x 3.53m (12'10" x 11'7") Double glazed window to front, fitted wardrobes, radiator and newly fitted carpet.

Bedroom 2: 3.2m x 2.84m (10'6" x 9'4") Double glazed window to rear, built in cupboard, radiator and newly fitted carpet.

Bathroom: Fitted with a matching three piece suite in white with contrasting chrome fittings and comprising a panelled bath with shower, and glass shower screen, wash hand basin and wc. Heated towel rail. Double glazed opaque window to rear.

Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.2 sq. feet)

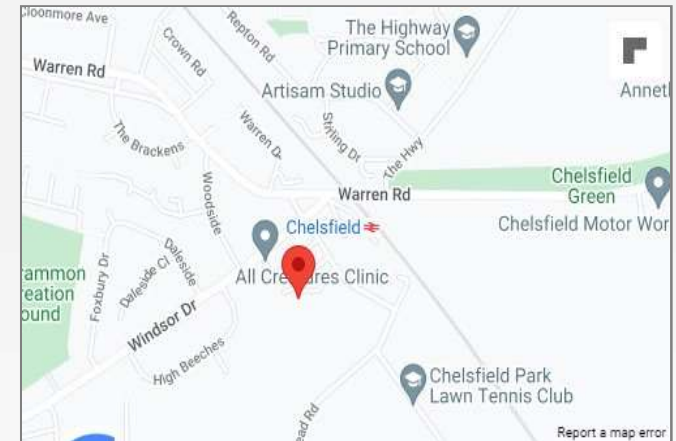
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Property Location

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Exterior

Rear Garden: Measuring approximately 140ft in length, well established with a variety of shrubs and plants. Grapevine covered pergola offering shade in Summer. Large patio area. Shed.

There is also a 4500L underground rain water storage tank.

Outbuilding: 14'1 x 5'5: Double glazed.

Private Driveway: Providing off road parking to front and leading to:-

Detached Garage: 18'7 x 8'1, with up and over door and power and lighting. Personal door to garden.

Additional Information

The property overlooks a green and as mentioned is within a few minutes' walk to Chelsfield Station and local shops in Windsor Drive. Various schools are also close by including Warren Road.

The property offers excellent potential to extend and planning permission has already been granted for a 'single storey rear/side extension and garage extension and conversion'. See planning reference: 23/01533/FULL6 on Bromley Council website for the full details.

Please note that the boiler is not in working order and therefore would need to be replaced.

FOR MORE INFORMATION CONTACT US TODAY.

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