

For Sale

Chapmans Lane, St Pauls Cray BR5 3JA



**£235,000 LEASEHOLD**

**1 BEDROOM FLAT**

- ✓ UNIQUE COUNTRYSIDE LOCATION
- ✓ ONE DOUBLE BEDROOM MAISONETTE
- ✓ DOUBLE GLAZED THROUGHOUT
- ✓ FITTED KITCHEN
- ✓ RECEPTION ROOM
- ✓ TWO PRIVATE PARKING SPACES
- ✓ ADDITIONAL VISITORS PARKING
- ✓ LARGE PRIVATE REAR GARDEN



## Description

A truly unique property situated in a peaceful location surrounded by countryside. The property is entered via a sweeping driveway and is located towards the end of Chapmans Lane. This maisonette would be ideally suited to a first time buyer or for a retirement purchase. The property offers its own entrance, double bedroom with two fitted wardrobes, modern bathroom suite, fitted kitchen with integrated appliances, reception room, good size private rear garden with own Summer house and two garden sheds. Benefits include two private parking spaces and additional visitor spaces, communal tool shed for use of all residents, own water treatment centre making water supply extremely economical and long lease.



## Ground Floor

**ENTRANCE HALL** - Cupboard housing hot water tank, UPVC double glazed window, UPVC double radiator, laminate floor, Hive control.

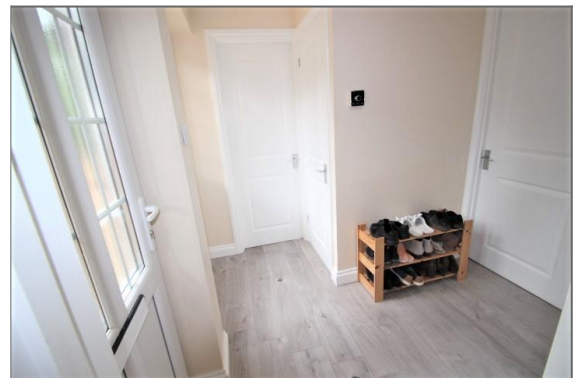
**RECEPTION ROOM** - 13' 3" x 11' 1" (4.05m x 3.4m) Laminate floor, radiator.

**FITTED KITCHEN** - 11' 8" x 7' 0" (3.58m x 2.16m) Modern fitted kitchen with a range of wall and base units with work tops over, radiator, solid oak flooring, UPVC Georgian style double glazed window to side, integrated fridge/freezer, built in electric oven with hob over, integrated washer/dryer, stainless steel sink unit with drainer

**DOUBLE BEDROOM** - 11' 2" x 10' 2" (3.42m x 3.11m) With fitted wardrobes and drawer unit, additional built in wardrobe cupboard with storage above, laminate flooring, double glazed Georgian style window to front.

**BATHROOM SUITE** - Comprising of a panelled bath with mixer tap and shower attachment, wash hand basin with vanity cupboard below, part tiled, UPVC double glazed window to front, low level wc, lino floor covering, heated towel rail.

**PRIVATE GARDEN TO REAR** - Own rear garden with Summerhouse 3.413m x 2.329m with insulation, power, lighting and laminate flooring. Good size rear garden, mainly laid to lawn, two garden sheds. There is also a communal tool shed with gardening tools available for usage by all residents of Chapmans End, along with residents own water treatment centre making water supply to the properties extremely economical.

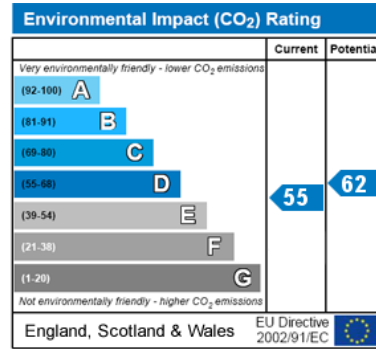
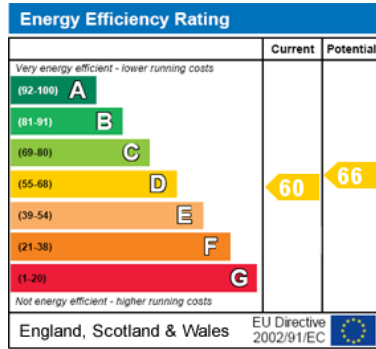


## Exterior

**PARKING** - Off street parking for two cars. Additional parking available for visitors.



## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.