

## 2 Bedroom Semi-detached bungalow for Sale - £495,000

Chelsfield Lane, Orpington, Kent, BR5 4HQ



### KEY FEATURES

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LARGE RECEPTION ROOM
- FITTED KITCHEN AND CONSERVATORY
- WALK IN WETROOM
- NO FORWARD CHAIN
- GREAT EXTENSION POTENTIAL
- CURRENTLY TENANTED
- GOOD SIZE REAR GARDEN & GARAGE
- QUIET SECLUDED LOCATION
- COUNCIL TAX BAND D

## Description

An opportunity to purchase this spacious two double bedroom semi-detached bungalow with great potential for further extension to the loft and the rear of the property. Comprising of a fitted kitchen, conservatory, additional lean to, wet room with separate wc, two good size double bedrooms and spacious reception room. To the exterior is a shared driveway leading to garage, lawned front garden and a good size rear garden.

Call Bishop Estates to arrange a viewing on 01689 873 796. The property is currently tenanted is producing an income of £33,000PA and the property can be purchased with vacant possession if required.

## Location

The property is situated in a quiet secluded slip road, located just off Chelsfield Lane and is convenient for a range of amenities including Nugent Park Shopping Centre, bus routes and local Schools.

The property is also only a short drive to Orpington, St Mary Cray and Chelsfield Stations.

St. Mary Cray Station 1.1 miles, Orpington Station 1.4 miles, Chelsfield Station 1.8 miles.

Local schools include St Philomena's Primary School 0.2 miles, Harris Primary Academy 0.3 miles and St. Mary Cray Primary Academy 0.5 miles

## Ground Floor

**ENTRANCE HALL** - 10' 7" x 9' 2" (3.25m x 2.81m) Single glazed wooden door to side, carpet, radiator.

**RECEPTION ROOM** - 16' 3" x 11' 6" (4.97m x 3.54m) Radiator, carpet, sliding patio doors to conservatory, feature fireplace.

**CONSERVATORY** - 16' 3" x 7' 11" (4.97m x 2.42m) Two double glazed windows to rear

**FITTED KITCHEN** - 11' 7" x 8' 9" (3.56m x 2.68m) With a range of matching wall and base units with work tops over, inset stainless steel sink unit with mixer tap and drainer, gas oven, gas hob, window to side, window to rear, door to lean to, cupboard housing Ideal boiler, double radiator, lino floor covering, larder cupboard, integrated fridge and freezer, space and plumbing for washing machine, door to lean to.

**BEDROOM ONE** - 13' 3" x 11' 8" (4.07m x 3.56m) Double glazed leaded window to front, radiator, carpet, fitted wardrobe cupboards.

**BEDROOM TWO** - 11' 10" x 13' 0" (3.63m x 3.97m) Carpet, radiator, double glazed leaded window to front.

**WET ROOM** - 7' 7" x 2' 6" (2.34m x 0.78m) Part tiled walls,



Mira electric shower unit, double glazed frosted window to side, sink unit, double radiator, vanity cupboard, towel rail.

**SEPARATE WC** - Window to side, low level wc.

**LEAN TO** - 9' 0" x 7' 10" (2.76m x 2.4m) Double glazed windows, double glazed door to rear garden and further door to the side.

## Exterior

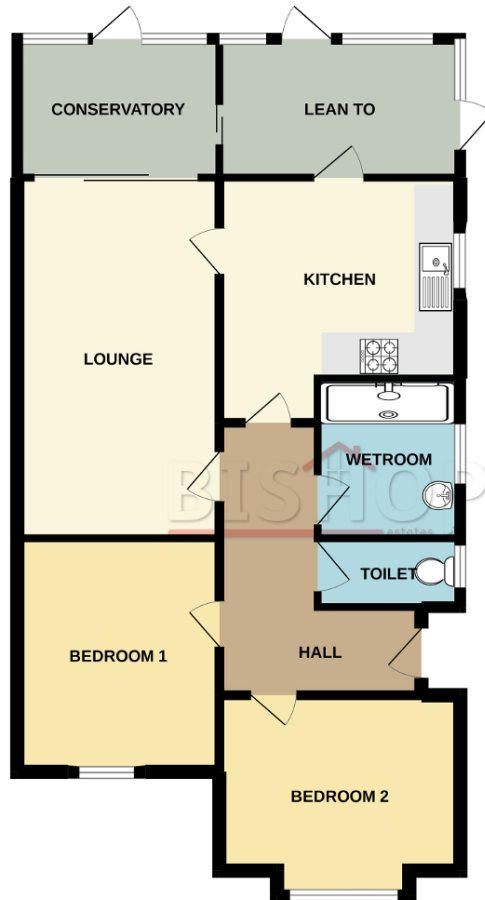
**FRONT GARDEN** - Raised area mainly laid to lawn with shared blockwork driveway

**REAR GARDEN** - Patio area, garden mainly laid to lawn, flower and shrub borders, side access, garden shed.

**GARAGE** - 14' 4" x 7' 10" (4.39m x 2.39m) Wooden double garage door. Requires some restoration. Accessed via shared driveway.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service

provider may be an associated company of Bishop Estate Agents Limited.

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.