





**£750,000**

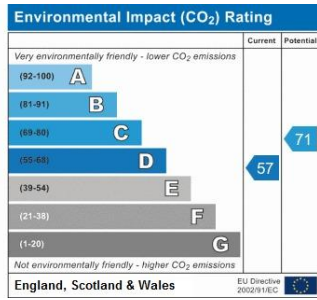
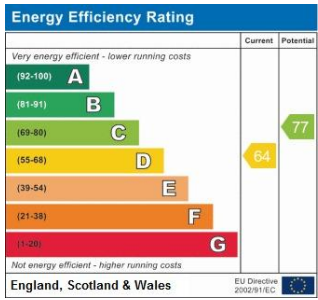
This 3/4 bedroom detached house is situated in a small close of similar properties conveniently placed three quarters of a mile from Chelsfield Station and Warren Road School and with easy access to local shops including Waitrose at Green Street Green. M25 Junction 4 about 4 miles.

Originally, the house was built with four bedrooms but the present owner has chosen to adapt one of them to make a dressing room. This can easily be re-instated as bedroom four at minimal cost. The accommodation comprises entrance hall and cloakroom both with oak flooring, the living room has a feature, modern fireplace with granite hearth and double doors to the garden. There is a separate dining room and study. The kitchen/breakfast room is fitted with a range of medium oak units, tiled splashback and overlighting. The four ring, stainless steel hob has a hood over and matching double oven. There is space and services for dishwasher and fridge and good sized breakfast table. The adjacent utility room will accommodate an American style fridge/freezer and washing machine.

To the first floor, bedroom one, with dressing room, also has a stylish, fully tiled, en-suite with rainforest and handheld shower, WC and wash basin. Bedrooms two and three are doubles, one has built-in wardrobes and both have views over adjoining properties to the tree lined distant horizon. The tiled family bathroom has a three piece white suite comprising roll top bath with shower attachment, wash basin and WC.

The attached, larger than average, single garage offers useful space for storage. The garden to the rear is on two levels and is not overlooked. There is a paved patio and steps up to a raised lawn with terrace and brick built barbeque. The drive will comfortably park three cars.





Please refer to

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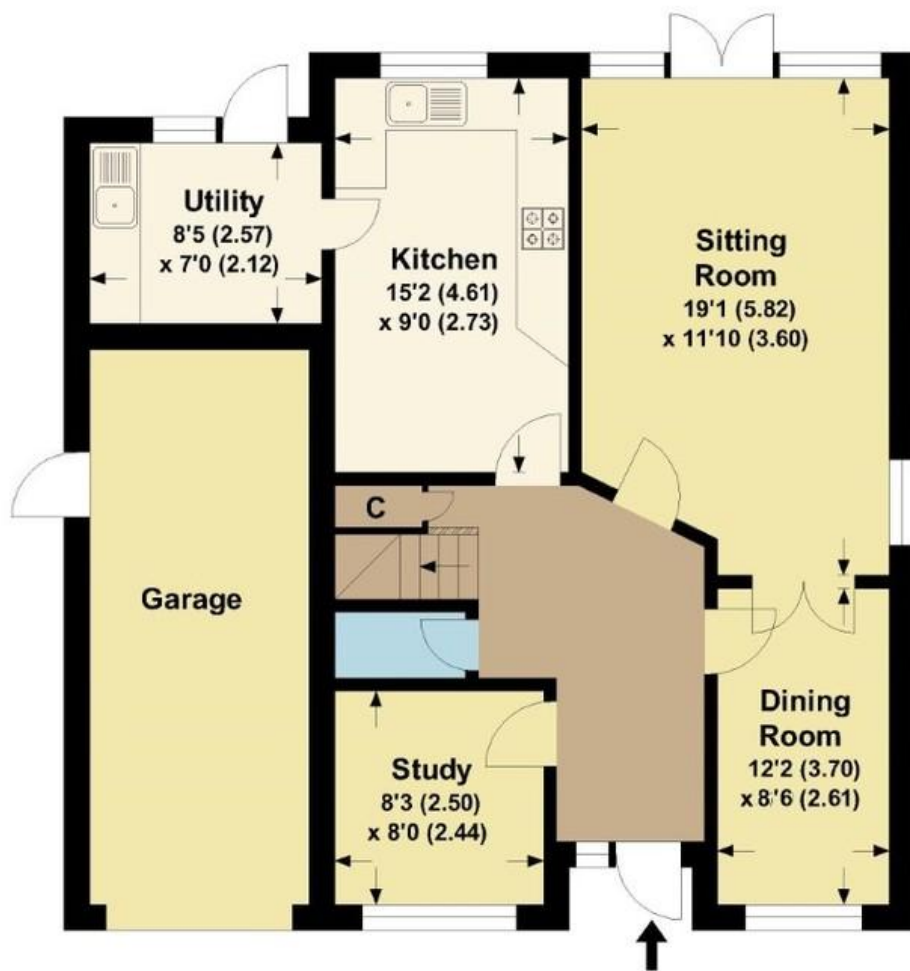
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to view our full area guides



# Moat Close

APPROX. GROSS INTERNAL FLOOR AREA 1518.78 SQFT / 141.10 SQM.



GROUND FLOOR



FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact. Attention is drawn to the notice on these particulars.

