



KEMNAL ROAD, BR7
OIEO £2,000,000 FREEHOLD

CHAIN FREE! INTRODUCING TO THE MARKET THIS DECEPTIVELY LARGE 5-BEDROOM DETACHED HOUSE MEASURING OVER 6,500SQFT ACROSS THREE FLOORS OFFERING PLENTY OF VERSATILITY AND BEING SET ON ONE OF CHISLEHURSTS' MOST PRESTIGIOUS ROADS BEING WITHIN EASY REACH OF THE HIGH STREET AND ROYAL PARADE.

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DESCRIPTION:

The property is set behind an electronically controlled gate with an intercom system immediately offering plenty of parking for multiple cars onto the resin-bound driveway with the added benefit of having a double garage. As you enter you are immediately greeted by a lift in the entrance which offers accessibility across all three floors.

To the ground floor is a spacious open-plan kitchen come family room with bi-fold doors allowing access to the garden. There is a separate reception room which could equally be used as a dining room in equal measure and a bedroom with an en-suite wet room and another WC.

On the first floor, there are four well-proportioned bedrooms all offering access to an en-suite and having some capacity of built-in wardrobes/storage space. The master bedroom has an idyllic walk-in wardrobe giving access to the en-suite and having the added benefit of a balcony overlooking the easterly-facing garden.

The lower ground floor houses the indoor (heated) swimming pool complimented by a shower room and steam room, with another reception room that could be ideal for an indoor gym or cinema room. The lower ground floor has its own external entrance with access to additional storage rooms.

AT A GLANCE

- Electronic Entrance Gate
- Indoor Swimming Pool
- Double Garage
- Prestigious Location
- Over 6,500sqft
- EPC: B







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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