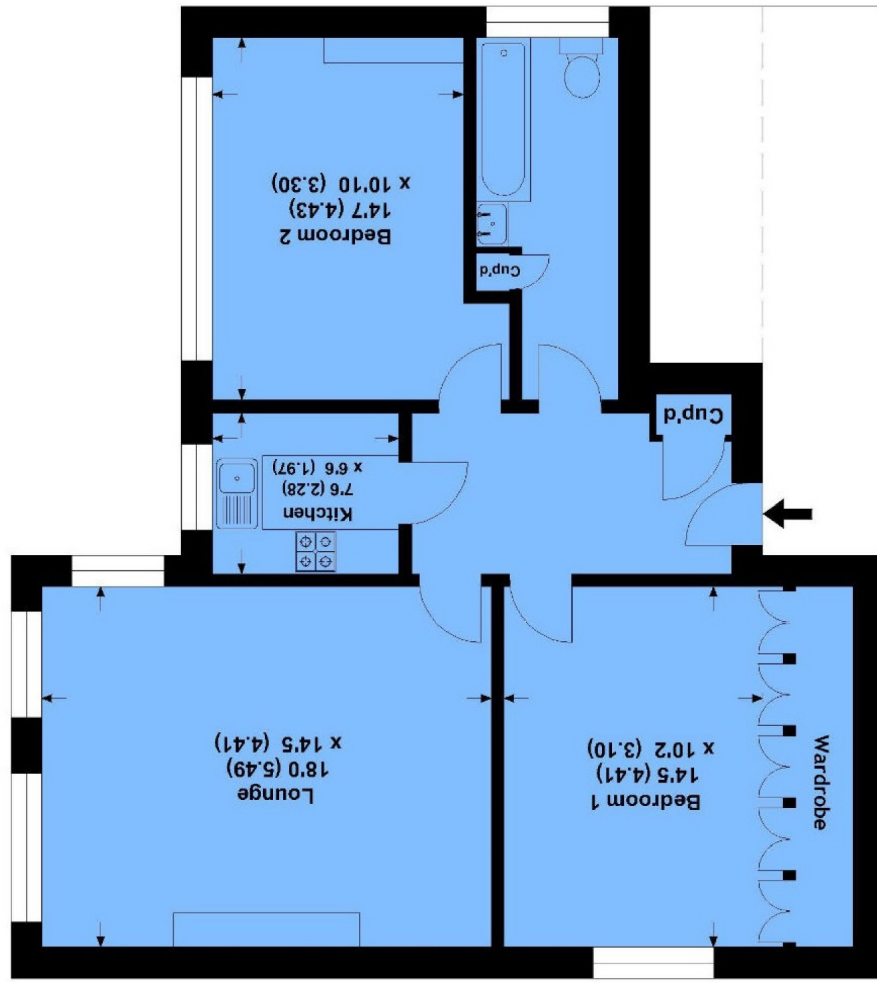


Jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by your surveyor and solicitor or legal adviser. Jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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.



APPROX. GROSS INTERNAL FLOOR AREA 1019.01 SQFT / 94.67 SQM

Wayside



Flat 3 Wayside, St. Pauls Cray Road, Chislehurst, Kent, BR7 6QQ
£450,000

Description:

Refurbished to a high specification is this two double bedroom, two bathroom first floor apartment set in an imposing large detached house of the Edwardian period.

Having experienced a programme of refurbishment and redesign it is offered in such good order. Approached via a communal entrance you enter the apartment into the spacious hallway with natural light coming from a Velux window. Doors lead to the bedrooms, lounge, kitchen and the family bathroom. There are double doors into a galley style kitchen with white high gloss units with integrated appliances and granite worktops. The large lounge has a feature fireplace and high ceilings complete with down lighting. The master bedroom has mirror fronted fitted wardrobes along one wall and the new boiler sits in the end wardrobe. The second double bedroom has a door to the contemporary en suite shower room and the family bathroom has a beautiful roll top free standing bath and a wash hand basin and wc.

Outside there are communal grounds and you have your own spot in the garden, There is a garage on bloc and two parking spaces. Not only close to Royal Parade with its boutique shops and restaurants, but Chislehurst station is just a mile away for your commute to London.



Directions: From the Memorial at Royal Parade proceed along in the direction of Petts Wood as you go along you pass Manor Park Road and Manor Road on your right hand side, and a little further along the house is on the right hand side.

Tenure:

Lease term 0 years from

Ground Rent:

Service Charge:

Council Tax Band: D £1,325.14

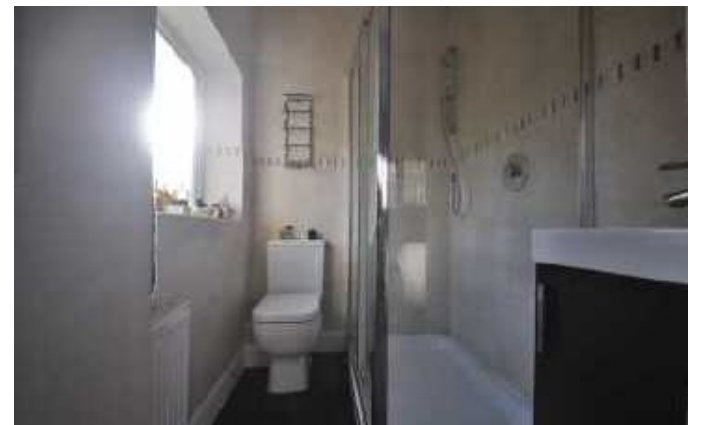
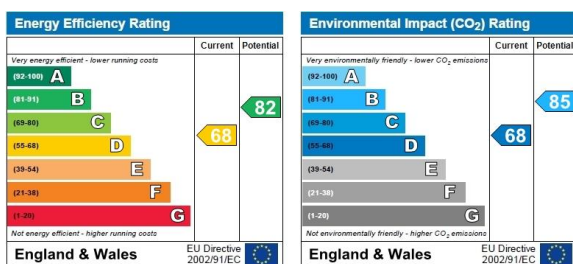


Room Dimensions:

Entrance Hall	
Lounge	18' x 14'5
Kitchen	7'6 x 6'6
Bedroom 1	14'5 x 10'2
Bedroom 2	14'7 x 10'10
Bathroom	



Please refer to www.jdmestateagents.com to see our full Area Guides.



Please contact the branch for a complete copy of the EPC document