



Chislehurst BR7  
£310,000

**jdm**  
ESTATE AGENTS

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**Description:**

Located at the cul-de-sac end of this road of similar type houses we find this spacious two bedroom semi detached house. Being situated on an end plot the garden is wider than average and provides ample room for extension subject to obtaining the usual consents. The rear garden has a pleasant southerly aspect and is mostly secluded.

The house boasts a good sized lounge/dining room and a fitted kitchen with some appliances to remain. To the first floor are two large bedrooms and a bathroom fitted with a white suite.

Location is convenient being half a mile from Chislehurst High Street, common and ponds. An early viewing is recommended.

NB A non refundable reservation deposit of £250 is required for this property.



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**Directions:** From Chislehurst High Street turn right into Albany Road. At the end turn left into Green Lane and Barham Road is a little way along on the left.

**Tenure:** Freehold

**Council Tax Band:** D £1,325.14

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Lounge/Dining Room	<b>20'2 x 11'</b>
Kitchen	<b>7'6 x 6'10</b>
First Floor Landing	
Bedroom 1	<b>14'3 X 9'11</b>
Bedroom 2	<b>10'9 x 9'11</b>
Bathroom	
Outside	
Garden	<b>63' x 40'2</b>



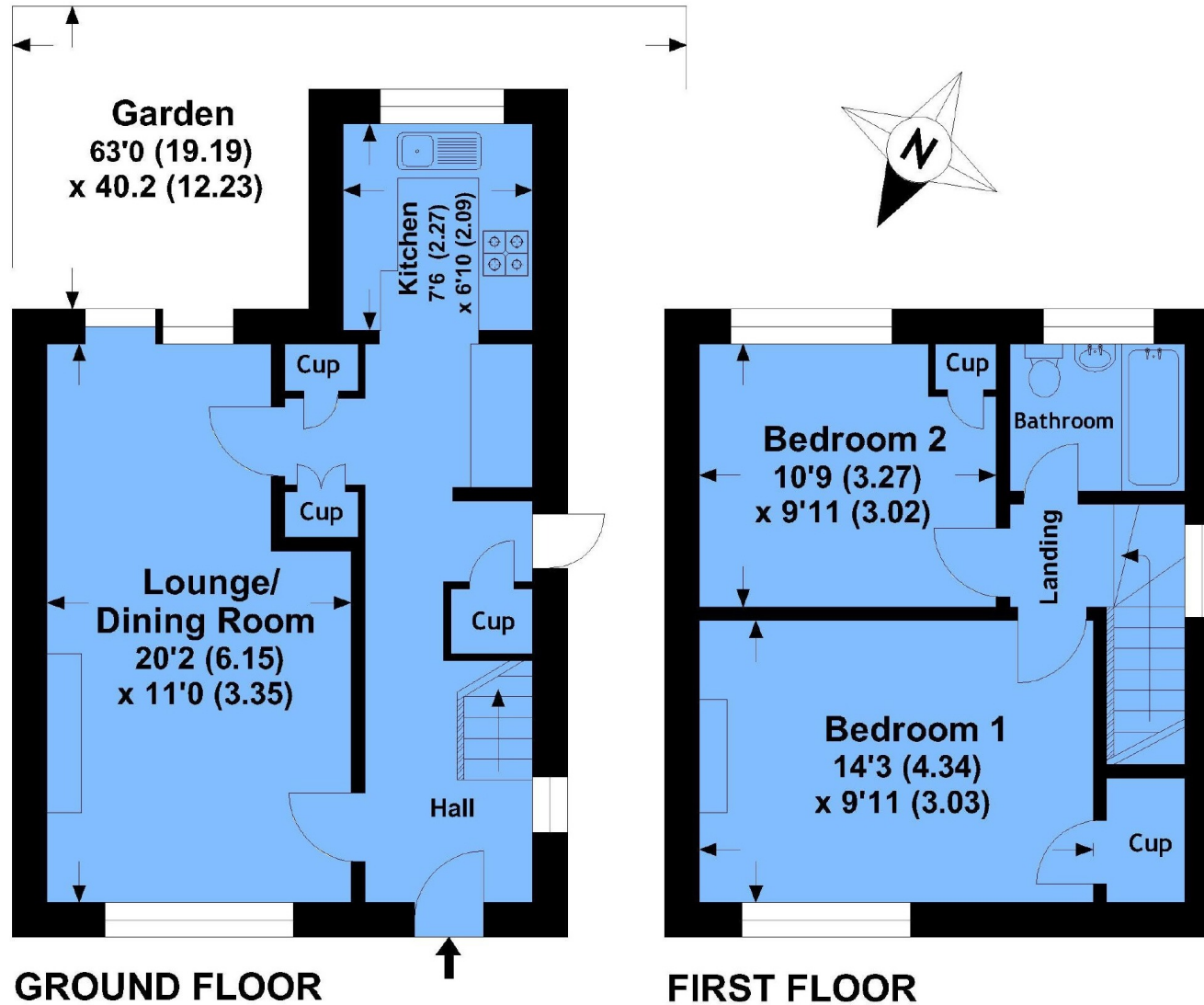
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>81</b>	<b>60</b>	<b>78</b>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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



# Barham Road

APPROX. GROSS INTERNAL FLOOR AREA 755.41 SQFT / 70.18 SQM.



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.

#### IMPORTANT NOTICE

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 yourselves on inspection and 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.

**jdm Chislehurst**

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