



Chislehurst BR7
£450,000

jdm
ESTATE AGENTS

Description:

Situated in a side road in the heart of Chislehurst village close to the High Street, common and ponds we find this beautifully presented cottage.

Presented in excellent decorative order features include a fabulous modern fitted kitchen with integrated appliances which is open plan to the dining room, a downstairs bathroom is fitted with a contemporary white suite including a beautiful freestanding claw foot bath.

The first floor accommodation extends to two double bedrooms, one to the front and one to the rear.

A cosy, homely feeling is enhanced by the double glazing and the lovely New England style shutters. The rear garden is a delight being mainly decked and enjoying a pleasant south westerly aspect. There is also vehicular access allowing you to use it for parking. All in all, a beautiful home which is not one to be missed.



Directions: With Belmont Parade shops on the left, turn right into Park Road. After about 120 yards turn left into Queens Road and the house is on the right hand side.

Tenure: Freehold

Council Tax Band: D £1,325.14

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Lounge	10'7 x 10'4
Dining Room	12'7 x 8'5
Kitchen	10'8 x 6'9
Bathroom	
First Floor	
Bedroom 1	13'7 x 10'7
Bedroom 2	13'7 x 8'7
Outside	
Garden	43'1 x 8'5



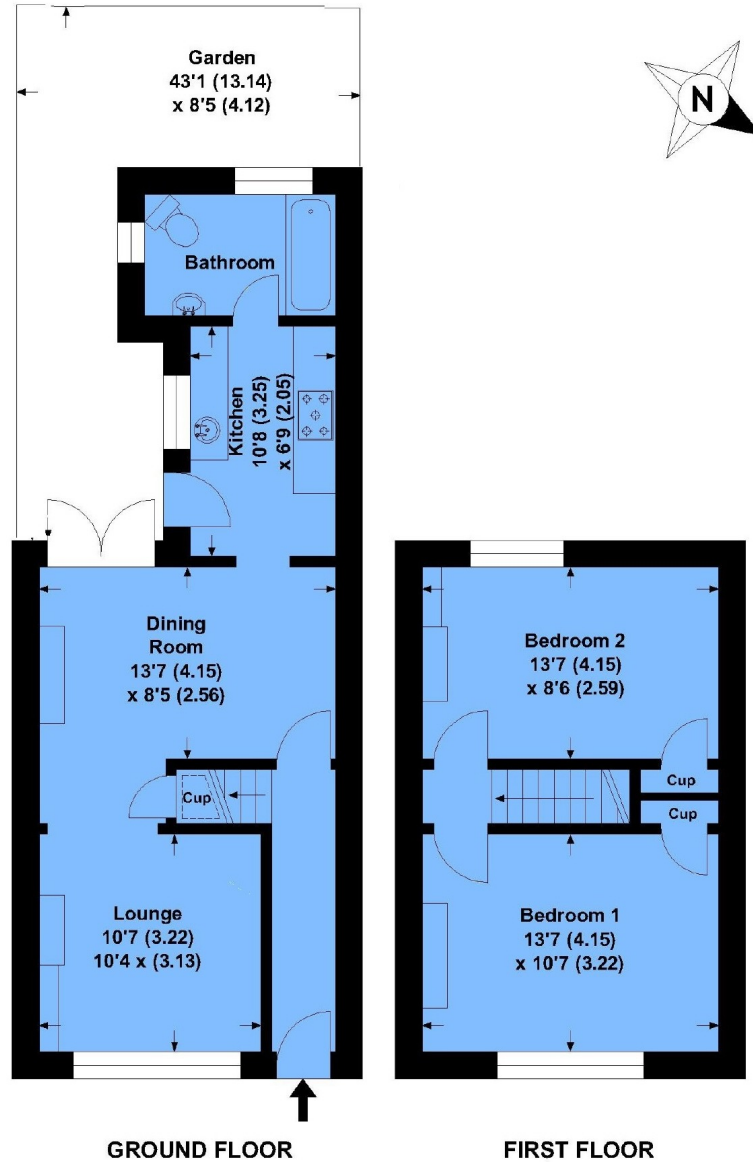
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	83		77
47		36	
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



7 Queens Road

APPROX. GROSS INTERNAL FLOOR AREA 725.05 SQFT / 67.36 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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