



Chislehurst BR7
£425,000

jdm
ESTATE AGENTS

Description:

A delightful example of a spacious Victorian house boasting the charm of a bygone age but with the contemporary features required by 21st Century living. A quaint entrance hall greets guests and provides access to all the ground floor rooms.

The bright and airy lounge has an open working fireplace adding atmosphere as well as warmth on those cold dark winter evenings and a large bay window with a southerly aspect floods the room with natural light. There is a large open plan kitchen/diner to the rear which is well fitted with a range of modern wall and base units with beech worktops.

French doors give direct access to the patio with steps leading up to a long stretch of cottage style garden with a variety of herbs growing. To the first floor is one large double bedroom as well as a second double bedroom, currently being used as a nursery. The bathroom, unusually for a house of this nature, is upstairs and has a modern white suite. Centrally situated close to amenities including the Common and ponds, the location could not be better and we urge you to book an appointment to view. END OF CHAIN.



Directions: From Chislehurst High Street pass Sainsburys and turn right into Albany Road. The house is a little way down on the left.

Tenure: Freehold

Council Tax Band: D £1,325.14

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Lounge/Dining Room	13'6 x 10'10
Kitchen/Breakfast Rooms	16'2 x 11'11
First Floor Landing	
Bedroom 1	16'2 x 11'1
Bedroom 2	10'11 x 8'8
Bathroom	
Outside	
Garden	92'5 x 16'10



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
			63			57	89

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



Albany Road

APPROX. GROSS INTERNAL FLOOR AREA 750.03 SQFT / 69.68 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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