



Chislehurst BR7
Offers in excess of £450,000

Description:

Situated in the centre of Chislehurst village we find this beautifully presented terraced house which was refurbished in recent years to a high standard but retains its original charm.

The accommodation is over two floors and comprises a good sized lounge to the front and a spacious dining room with open plan access to the modern fitted kitchen beyond. The kitchen has many integral appliances which would remain.

There is also a versatile utility area next to the kitchen with a fitted fridge/freezer and access to the garden. The first floor has two double bedrooms and a bathroom which has been fitted with a contemporary white suite including a bath and a separate shower. The loft area has been comprehensively boarded, has dry lined walls and a laminate floor. Accessible via a retractable ladder this makes a fantastic extra storage space.

The attractive rear garden is mainly laid to lawn and has been re fenced with the added use of a rear gate and a new shed. There is a separate brick built shed attached to the property housing the recently fitted Worcester combination boiler which is controlled by a wireless programmable thermostat.

This fabulous home is not one to be missed and should be viewed without delay to avoid disappointment.

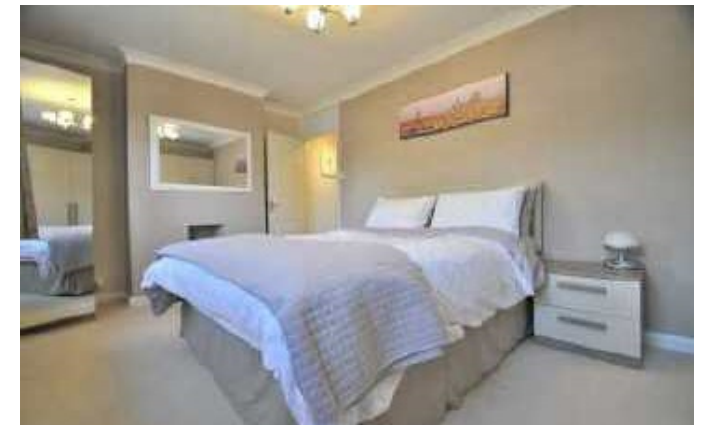


Directions: From Chislehurst High Street turn right into Albany Road, Turn left into Townshend Road and the house is on the right.

Tenure: Freehold

Council Tax Band: E £1,619.62

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Lounge	13' x 12'8
Kitchen/Breakfast Room	16'1 x 9'11
Kitchen Store/Utility Room	8'1 x 6'10
First Floor Landing	
Bedroom 1	16'1 X 9'9
Bedroom 2	12'5 x 9'10
Bathroom	
Outside	
Garden Store	
Garden	44' x 17'7



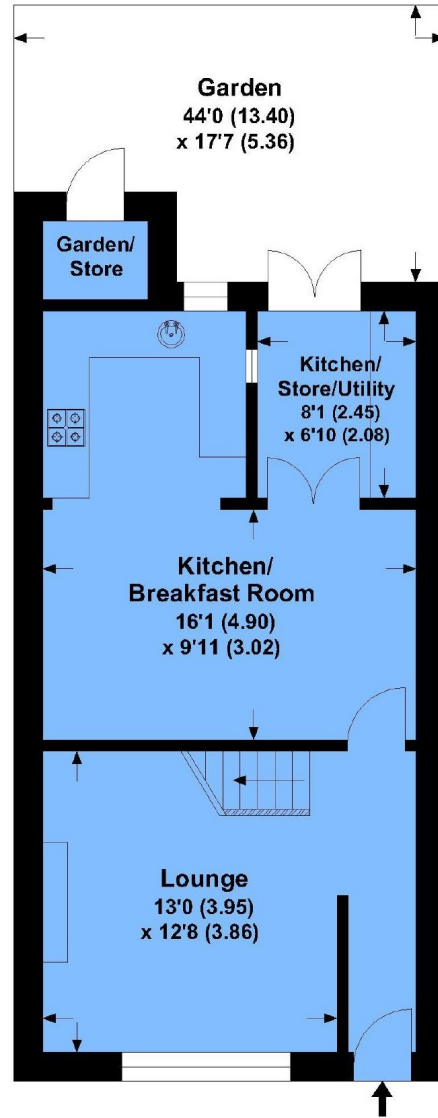
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) 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		63	66	EU Directive 2002/91/EC		60	63
England & Wales				England & Wales			

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

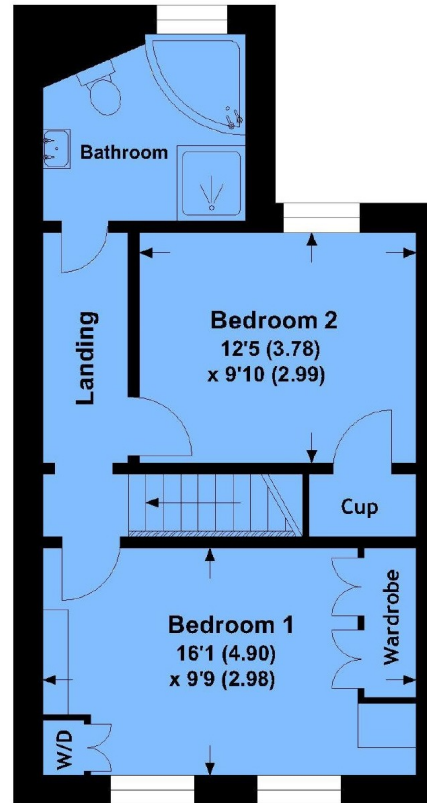


Townsend Road

APPROX. GROSS INTERNAL FLOOR AREA 956.80 SQFT / 88.89 SQM.EX GARDEN/ STORE



GROUND FLOOR



FIRST FLOOR

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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