



Chislehurst BR7
£725,000

jdm
ESTATE AGENTS

Description:

This three bedroom detached home is located in a sought after location around half a mile from prestigious Royal Parade.

The property offers plenty of scope to extend and the current owner has obtained planning permission for a double storey extension to the side and rear, and has a 116' garden and space to the side currently occupied by the garage. The house benefits from a living room open to the dining area with beautiful parquet flooring and a family/sun room overlooks the garden. The ground floor accommodation is completed by a kitchen and cloakroom.

To the first floor are three bedrooms, a bathroom and a further separate WC. The garden is well stocked with a large lawn and mature borders while to the front is the drive for parking and access to the garage. The property is in need of updating.



Directions: From Chislehurst High Street proceed to the traffic lights at the War Memorial and turn left into Bromley Lane and first right into Shepherds Green. Holbrook Lane is the first turning on the left hand side and Poyntell Crescent is the third turning on the right with No.23 on the right hand side.

Tenure:

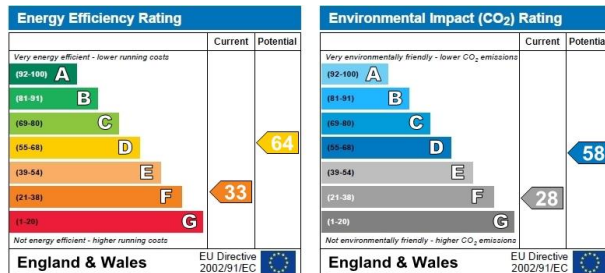
Council Tax Band: F £1,914.09

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Cloakroom	
Lounge	19'7 x 10'11
Dining Area	9'11 x 7'8
Reception 2	13' x 10'11
Kitchen	9'11 x 8'11
First Floor Landing	
Bedroom 1	11' x 10'11
Bedroom 2	10'11 x 8'5
Bedroom 3	10'4 x 10'
Bathroom	
Outside	
Garage	15' x 8'2
Garden	118'1 x 41'4



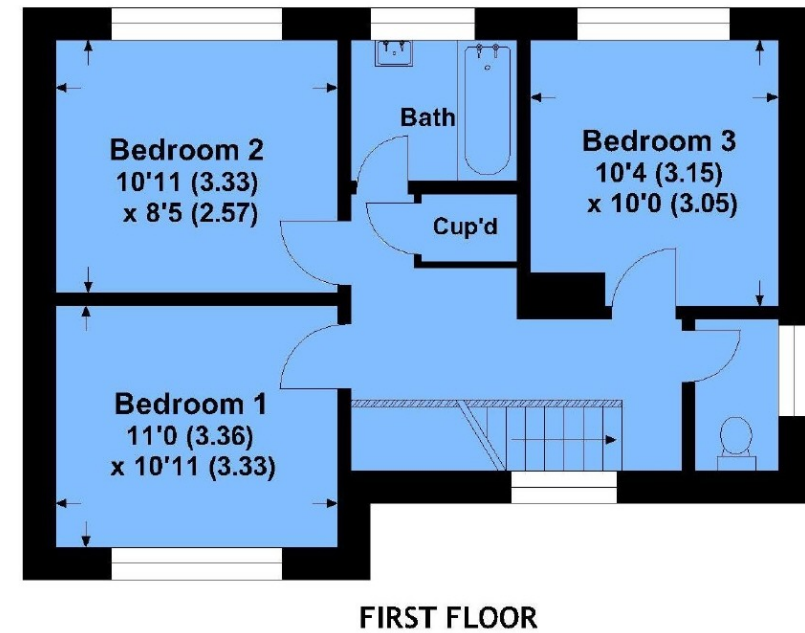
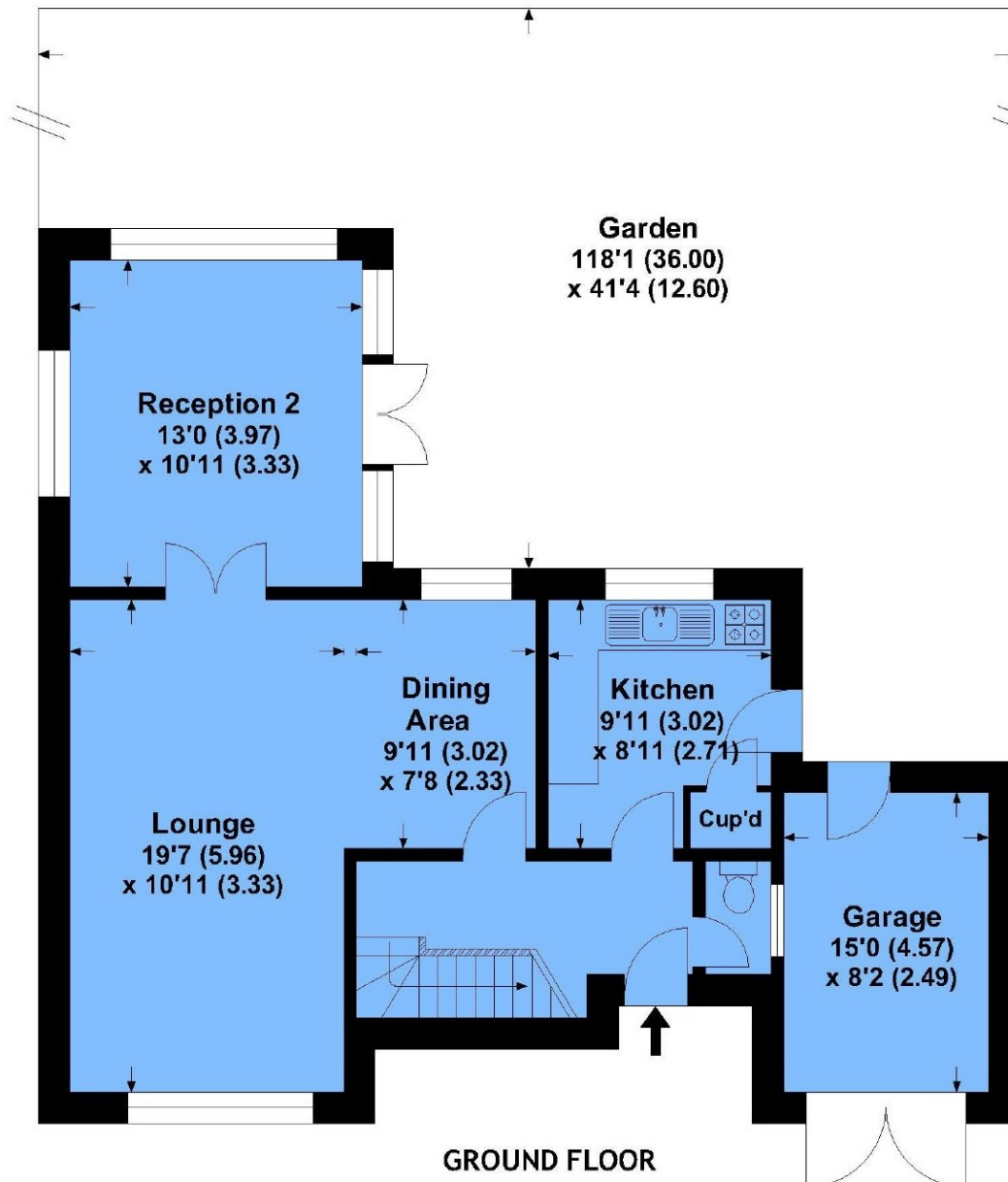
Please contact the branch for a complete copy of the EPC document

Poyntell Crescent

APPROX. GROSS INTERNAL FLOOR AREA 1251.51 SQFT / 116.27 SQM. INCL. GARAGE



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

41 High Street, Chislehurst, Kent BR7 5AE

020 8325 8000

e:ch@jdmonline.com



jdm
ESTATE AGENTS