



Chislehurst BR7
£495,000

jdm
ESTATE AGENTS

Description:

A rare opportunity to purchase a Victorian cottage with a garage at the side!

This well presented three bedroom house comes to the market in good decorative and features a large through lounge/dining room with a pleasant bay window to the front. A good sized kitchen with modern units, a downstairs bathroom which is fitted with a contemporary white suite and three large bedrooms on the first floor.

To the rear of the house is a very large 156 ft garden with a southerly aspect which is mainly laid to lawn. To the side is a single garage and a driveway which provides extra parking. There is ample room to extend, subject to obtaining the usual consents.

The location could not be more convenient being in the heart of Chislehurst village close to local amenities, the common and ponds. Early viewing is recommended.



Directions: From Chislehurst High Street turn left into Albany Road. The house is along 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 Area	12'5 x 12'4
Dining Area	12'1 x 10'4
Kitchen	9'9 x 9'1
Utility Area	13'6 x 7'6 max
Bathroom	
First Floor Landing	
Bedroom 1	15'10 x 9'11
Bedroom 2	11'11 x 10'4
Bedroom 3	9'6 x 9'
Bathroom	
Outside	
Garage	17'8 x 7'1
Garden	156'10 x 22'8



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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



Albany Road

APPROX. GROSS INTERNAL FLOOR AREA 1165.83 SQFT / 108.31 SQM. INC. 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

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