



Chislehurst BR7  
Offers in excess of £500,000

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**Description:**

Situated in this popular tree lined road we find this beautifully presented three bedroomed house. Having gone through an extensive programme of refurbishment including rewiring, new combination boiler and radiators, discerning purchasers will not be disappointed.

Features include a modern kitchen/diner fitted with white gloss handless units and granite worktops, branded integral appliances including a Bosch cooker and hob and a Smeg dishwasher. From here there is direct access to the rear garden via bi folding doors, which is mostly secluded and enjoys a pleasant southerly aspect, a good sized lounge with oak flooring and a feature fireplace, a bathroom fitted with a modern white suite including a separate shower and designer tiles.

The location is excellent being within a mile of Elmstead Woods station and Chislehurst High Street, common and ponds with the highly regarded Redhill Primary School and Village Nursery being within easy access.

Early viewing is highly recommended.



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**Directions:** From Elmstead Woods station turn left into Elmstead Lane. Turn right into Walden Avenue and right again into Elmstead Avenue.

**Tenure:** Freehold

**Council Tax Band:** E £1,619.62

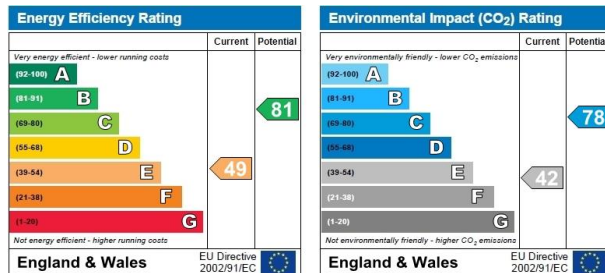
**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Porch	
Entrance Hall	
Lounge	<b>15'10 x 12'</b>
Kitchen/Dining Room	<b>16'7 x 13'7</b>
First Floor Landing	
Bedroom 1	<b>12' x 11'11</b>
Bedroom 2	<b>10'10 x 9'6</b>
Bedroom 3	<b>10'10 x 6'11</b>
Bathroom	
Outside	
Garage	<b>18'1 x 8'11</b>
Garden	<b>63'4 x 22'3</b>

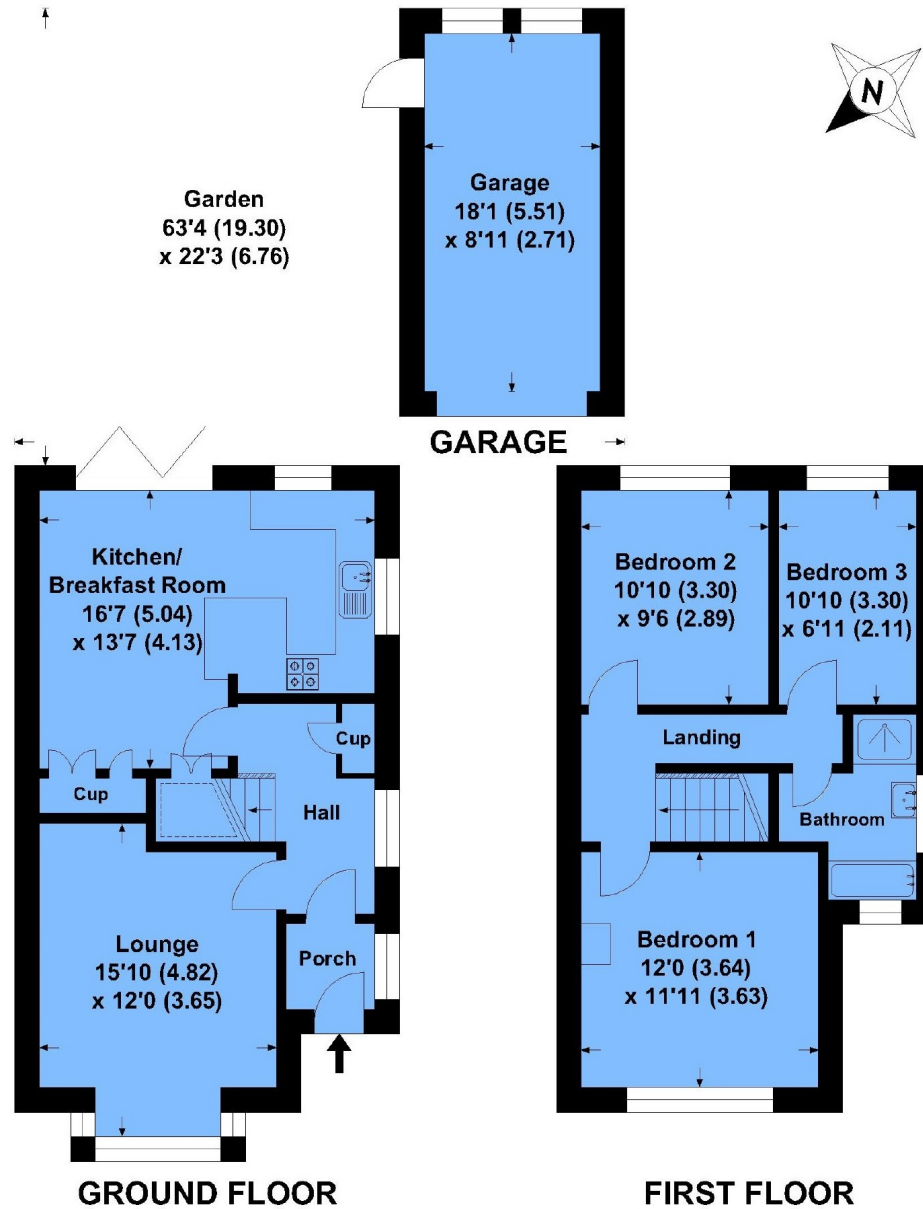


Please contact the branch for a complete copy of the EPC document



# Elmstead Avenue

APPROX. GROSS INTERNAL FLOOR AREA 941.94 SQFT / 87.51 SQM.EX.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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