



Chislehurst BR7
£455,000

jdm
ESTATE AGENTS

Description:

Just over a mile to Elmstead Woods station set in a cul de sac location is this beautifully presented three bedroom semi detached house, offered to the market, with high specification and well thought out family home, close to popular schools.

The accommodation includes a lounge, open plan kitchen dining room, with solid wood flooring through out the ground floor. To the first floor there are two double bedrooms and a single with a lovely contemporary bathroom.

Outside there is a garden to the rear laid with 'Astroturf' making it extremely low maintenance, and the garage is found at the rear, approached via a service road. To the front of this pretty house there is a driveway for at least two cars. Viewing will be an absolute pleasure.



Directions: From the High Street proceed and with Sainsburys on your left up White Horse Hill. Oakdene Avenue can be found on the left hand side and the property is on the left side.**Tenure:****Council Tax Band:** E £1,619.62**Local Authority:** London Borough of Bromley



Room Dimensions:

Entrance Hall	
Lounge	13'8 into bay x 11'1
Kitchen/Breakfast Room	22'10 max x 17'3 max
First Floor Landing	
Bedroom 1	14'1 into bay x 10'9
Bedroom 2	11'6 x 10'9
Bedroom 3	8'6 x 6'3
Bathroom	
Outside	
Garage	18'9 x 10'7
Garden	36'8 x 20'11



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			
			61			54	85
							82

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



Oakdene Avenue

APPROX. GROSS INTERNAL FLOOR AREA 936.89 SQFT / 87.04 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.

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