



Chislehurst BR7  
£600,000

**jdm**  
ESTATE AGENTS

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**Description:**

Offered to the market is this three bedroom semi detached house slightly larger than the average, and having a French country feel to the house, making it a delight to view.

The kitchen has a rustic feel with a brick built island in the middle and open bespoke fitted cupboards and shelving. There is a conservatory that is used as the dining room and from there a door leads to the utility room at the back of the garage. To the front of the house there is a lovely bay fronted lounge. On the first floor there are three bedrooms, the second bedroom having fitted wardrobes and the bathroom which services all bedrooms has a shower over the bath.

There is scope to build over the garage and also into the loft, which would make it potentially 4/5 beds, subject to planning consents. Outside there is a decked patio leading to the lawned area and then onto another area of decking surrounding a large garden outhouse, which will be finished outside to make it a one bed bungalow, which if you have elderly parents, teenage children or au pairs/nannies would provide ideal self-contained accommodation, there is a possibility for investment purposes e.g. Rental. To the front of the house there is a driveway with parking for several cars.

Elmstead Wood station is not too far away at just 1.1 of a mile, for your commute. Book early for your viewing.



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**Directions:** From the High Street proceed past Sainsburys and up White Horse Hill. Oakdene Avenue can be found on the left hand side and the property is on the right hand.

**Tenure:** Freehold

**Council Tax Band:** D £1,325.14

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Lounge	13'3 x 11'5
Kitchen/Breakfast Room	17'6 max x 12'2
Utility Area	10'4 x 8'6
Conservatory	17'6 x 8'6
First Floor Landing	
Bedroom 1	13'3 x 10'10
Bedroom 2	12'2 x 10'10 max
Bedroom 3	7'3 x 6'1
Bathroom	
Outside	
Garage	15'5 x 7'9
Garden Outhouse	32'10 max x 21'5 max
Garden	77'9 x 35'6



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		48	81			44	80

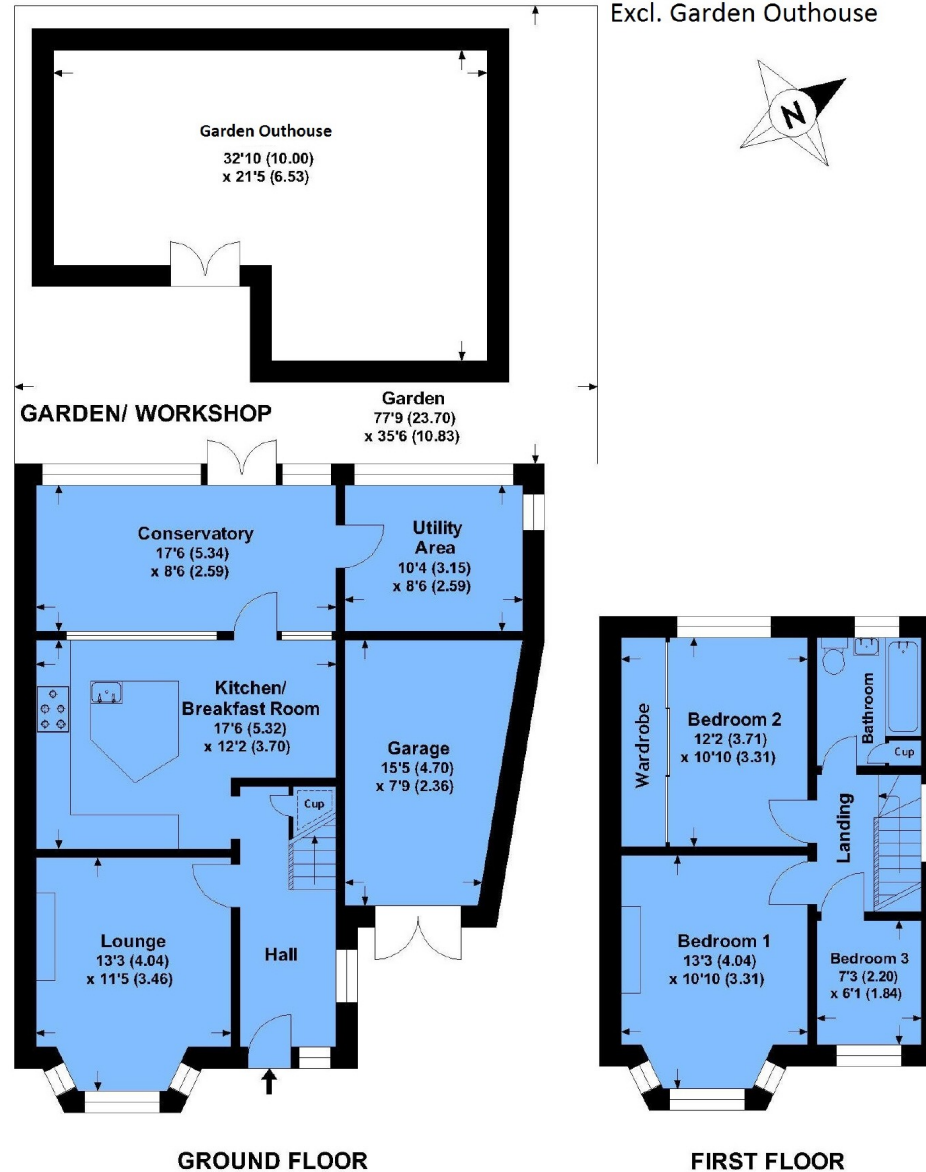
Please contact the branch for a complete copy of the EPC document



# Oakdene Avenue

APPROX. GROSS INTERNAL FLOOR AREA 1224.71 SQFT / 113.78 SOM.INC GARAGE

Excl. Garden Outhouse



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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