



Bickley BR1
£675,000

jdm
ESTATE AGENTS

Description:

Built in 2007 this beautifully presented terraced home is situated in a private gated road half a mile from Chislehurst station and three quarters of a mile from Bickley station.

The deceptively spacious accommodation comprises a large lounge/dining room, downstairs cloakroom fitted with a white suite and an attractive contemporary kitchen which is large enough to accommodate a table. Upstairs three double bedrooms and two bathrooms can be found.

The rear garden has been attractively landscaped into three terraces and is mainly laid to lawn. To the front there is parking for 2 cars with another space allocated within Grove Wood Close.

Internal viewing of this wonderful home to appreciate the size and quality of the accommodation is highly recommended.



Directions: From Chislehurst Station:- WALKING. Turn right into Summer Hill and left into Coates Hill Road. Turn right into Barfield Road and right again into Grove Wood Close. DRIVING. Turn right into Bickley Park Road. Go straight across at the roundabout into Blackbrook Lane. At the next roundabout turn left into Barfield Road. Grove Wood Close is under the railway bridge on the left.

Tenure: Freehold

Council Tax Band: F £1,914.09

Local Authority: London Borough Bromley



Room Dimensions:

| | |
|------------------------|-------------|
| Entrance Hall | |
| Cloakroom | |
| Lounge/Dining Room | 20'7 x 17'2 |
| Kitchen/Breakfast Room | 19'1 x 10' |
| First Floor Landing | |
| Master Bedroom | 17'2 x 11'9 |
| Ensuite Shower Room | |
| Bedroom 2 | 14'10 x 8'6 |
| Bedroom 3 | 11'9 x 8'4 |
| Bathroom | |
| Outside | |
| Garden | 74'2 x 18'9 |

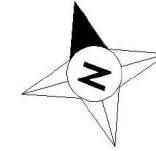


| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|--|--|
| | Current | Potential | |
| Very energy efficient - lower running costs (92-100) A | | | Very environmentally friendly - lower CO ₂ emissions (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) 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 |
| | 83 | 84 | 82 |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | EU Directive 2002/91/EC | | |

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

Grove Wood Close

APPROX. GROSS INTERNAL FLOOR AREA 1416.85 SQFT / 131.63 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.

jdm Chislehurst

41 High Street, Chislehurst, Kent BR7 5AE

020 8325 8000

e ch@jdmonline.com



jdm
ESTATE AGENTS