



Chislehurst BR7  
£500,000

**jdm**  
ESTATE AGENTS

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**Description:**

A fine example of a modern home built in 2011 in an excellent location.

Coming to the market in excellent decorative order this well proportioned family home boasts a contemporary fitted kitchen with integral appliances and granite worktops, a large downstairs cloak room, a spacious lounge with direct access to the well kept rear garden and three good sized bedrooms and two bathrooms on the first floor. Both bathrooms are fitted with modern white suites and one is ensuite to the main bedroom. There are also two allocated parking spaces to the front.

The location could not be better being three quarters of a mile from Elmstead Woods station and local shops.

Early viewing is recommended.



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**Directions:** From Elmstead Woods station turn left into Elmstead Lane. Turn right at the mini roundabout into Walden Road. Waratah Drive is along on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** E £1,619.09

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Lounge/Dining Room	<b>15'10 x 15'5</b>
Kitchen	<b>9'2 x 8'11</b>
First Floor Landing	
Master Bedroom	<b>10' x 7'6</b>
Ensuite Shower Room	
Bedroom 2	<b>13' x 7'6</b>
Bedroom 3	<b>9'7 x 6'10</b>
Bathroom	
Outside	
Garden	<b>39'5 x 16'7</b>



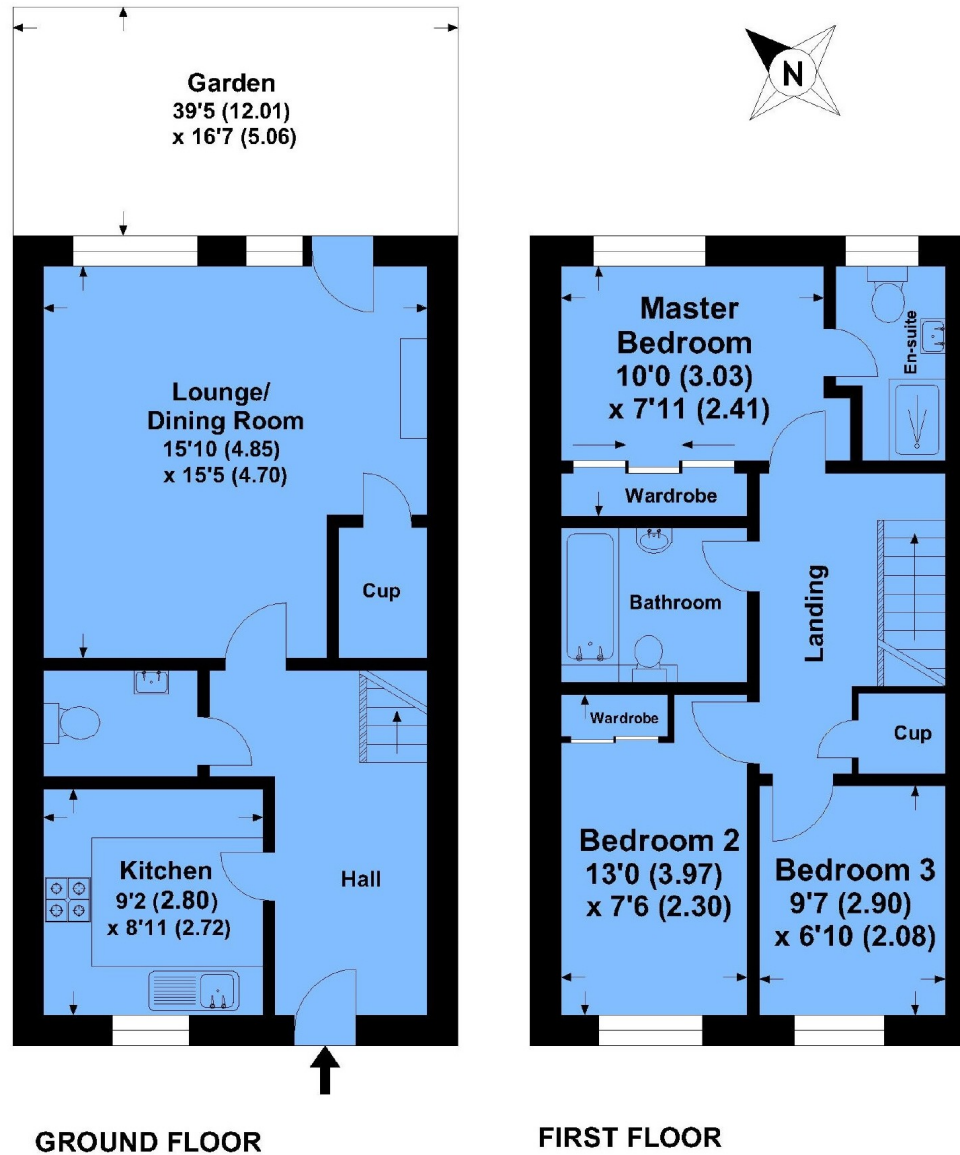
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
83	95	86	98
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



# Waratah Drive

APPROX. GROSS INTERNAL FLOOR AREA 913.64 SQFT / 84.88 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

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