



Chislehurst BR7
£850,000

jdm
ESTATE AGENTS

Description:

Tucked away behind the exclusive Royal Parade shops we find this beautifully presented Victorian house occupying an enviable position with views over the common.

The accommodation is arranged over four floors and features a lower ground floor level comprising a large reception room and a kitchen fitted with a range of wall and base units with some integral appliances, a ground floor housing a generously proportioned lounge, a first floor with a spacious double bedroom and a large remodelled contemporary wet room with original roll top bath. The third floor has another two ample bedrooms and an ensuite shower room fitted with a modern white suite.

To the rear is a low maintenance courtyard garden with a pleasant southerly aspect.

The location is excellent being adjacent to the local shops and restaurants of Royal Parade. Various buses including the night bus to central London are a couple of minutes walk away and Chislehurst station is a mile distant. There is a good choice of excellent state and private schools within the vicinity as well as vast tracks of open and National Trust land.



Directions: The address of this house is Church Row although you may think it is located at the beginning of School Road. The access to the house is through a gate and pathway between the hairdressers and the sweet shop.

Tenure: Freehold

Council Tax Band: F £1,914.09

Local Authority: London Borough of Bromley



Room Dimensions:

Lower Ground Floor

Dining Room **23'8 x 13'3**

Kitchen **17'10 x 7'9**

Ground Floor

Entrance Hall

Sitting Room **23'8 x 13'3**

First Floor Landing

Bedroom 2 **16'10 x 12'1**

Bathroom

Second Floor

Bedroom 1 **16'10 x 12'2**

Bedroom 3 **12'1 x 10'10**

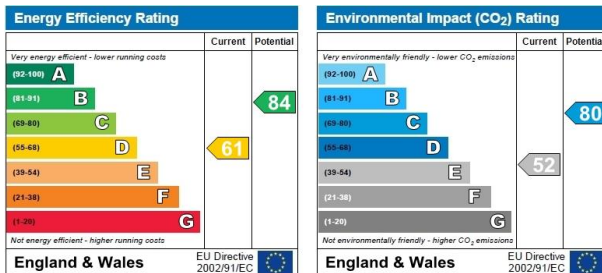
Ensuite Shower Room

Outside

Courtyard **31'6 x 16'7**



Please refer to www.jdmestateagents.com to see our full Area Guides.



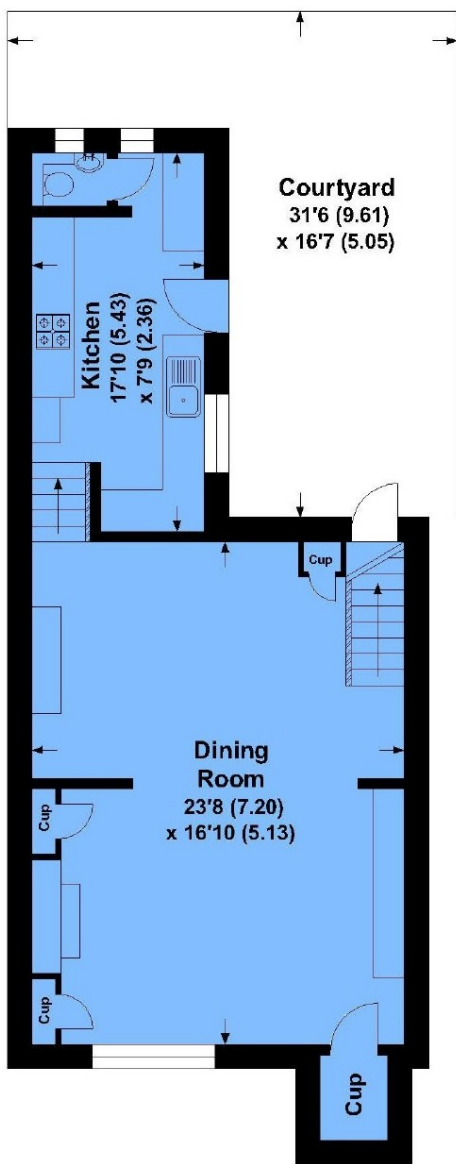
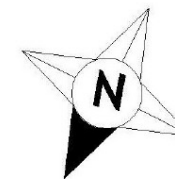
Please contact the branch for a complete copy of the EPC document



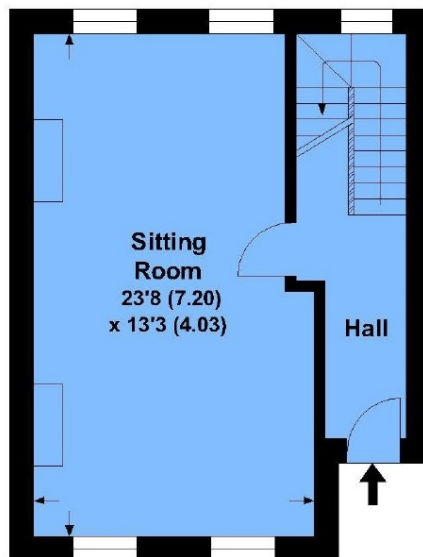
Church Row

APPROX. GROSS INTERNAL FLOOR AREA

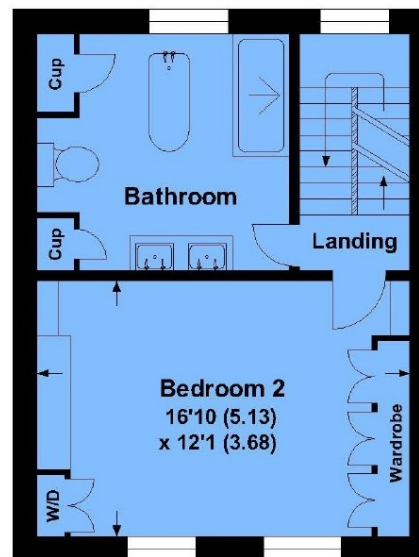
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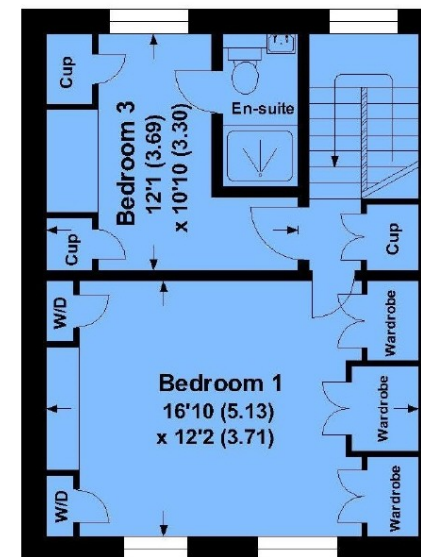
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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