



Chislehurst BR7
£950,000

jdm
ESTATE AGENTS

Description:

Coming to the market for the first time in 40 years we are pleased to offer discerning buyers an opportunity to buy a much loved family home in an excellent location.

The house is presented in good decorative order and features a fitted kitchen with some appliances to remain, a large, extended open plan lounge/dining room with direct access to the south facing garden, a good sized study and a downstairs cloakroom fitted with a modern suite.

To the first floor are four double bedrooms with two bathrooms, one of which is ensuite to the main bedroom. There is a double integral garage with electric up and over doors which is accessed by a large driveway which also provides extra parking. The rear garden is mainly laid to lawn with a terrace area and is of reasonable proportion. It backs onto a garden with the National Trust land beyond.

The location is excellent being approximately half a mile from Royal Parade and about a hundred yards to local woods and National Trust land.



Directions: From the War Memorial at Royal Parade proceed down Royal Parade which becomes St Pauls Cray Road. Turn right into Manor Park. Walsingham Park is on the right near the end.

Tenure: Freehold

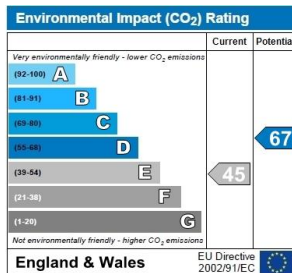
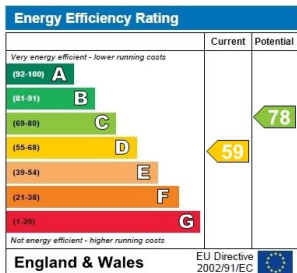
Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Cloakroom	
Lounge Area	22' x 17'11
Dining Area	12' x 10'3
Kitchen/Breakfast Room	15'11 x 9'10
Utility Area	10'5 x 5'7
Study	12'9 x 8'3
First Floor Landing	
Master Bedroom	15'11 max x 13'8
Ensuite Bathroom	
Bedroom 2	12'1 x 11'
Bedroom 3	13'7 x 11'
Bedroom 4	13'8 x 8'4
Bathroom	
Separate WC	
Outside	
Garage	17'4 x 16'6
Garden	65'3 x 44'11



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



Elba

APPROX. GROSS INTERNAL FLOOR AREA 2210.58 SQFT / 205.37 SQM. INC. GARAGE



GROUND FLOOR

FIRST 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.

jdm Chislehurst

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