



Chislehurst BR7  
£1,185,000

**jdm**  
ESTATE AGENTS

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**Description:**

JDM are delighted to present this 4 bedroom, 4 bathroom family house in a quiet cul-de-sac close to Elmstead Woods station. The property has been extended to the rear, providing a large open plan kitchen, diner and family room. The hall and kitchen area have solid oak flooring. There is a separate lounge stretching from the front to the rear of the property, and two studies. Outside is a larger than average garden, with both patio areas being laid with Indian sandstone giving excellent entertainment areas and plenty of space for children.

Upstairs there are 4 good sized bedrooms, 3 being en suite and a family bathroom. There is (now lapsed reference No. 10/00041/FULL6) planning permission to build over the garage to create a 5th bedroom.

With its excellent transport links and being in the Bullers Wood catchment area, together with coach transfers nearby to both Eltham College and Colfes Schools, this property makes an ideal family home and viewing is highly recommended.



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**Directions:** From Elmstead Woods station turn left into Elmstead Lane proceed along and turn left again into Wood Drive and Robin Hill Drive is then the first turning on the right and the property can be found on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** G £2,208.57

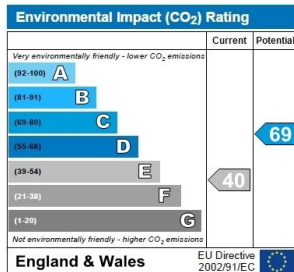
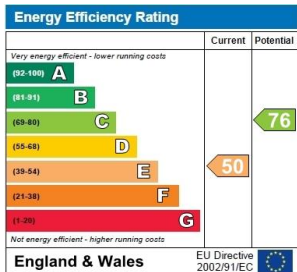
**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Lounge	20'1 x 13'
Dining Room	12'4 x 11'1
Study	11'8 x 7'11
Kitchen Breakfast Room	30'3 max x 26'11 max
Utility Room	11'9 x 4'11
First Floor Landing	
Master Bedroom	12'4 x 11'8
Dressing Area	
Ensuite Shower Room	
Bedroom 2	12'5 x 10'
Bedroom 3	10' x 7'6
Ensuite Shower Room	
Bedroom 4	9'9 x 9'2
Bathroom	
Outside	
Garage	17'8 x 11'9
Garden Areas	60'4 x 36'10
Maximum measurements	78'11 x 77'4

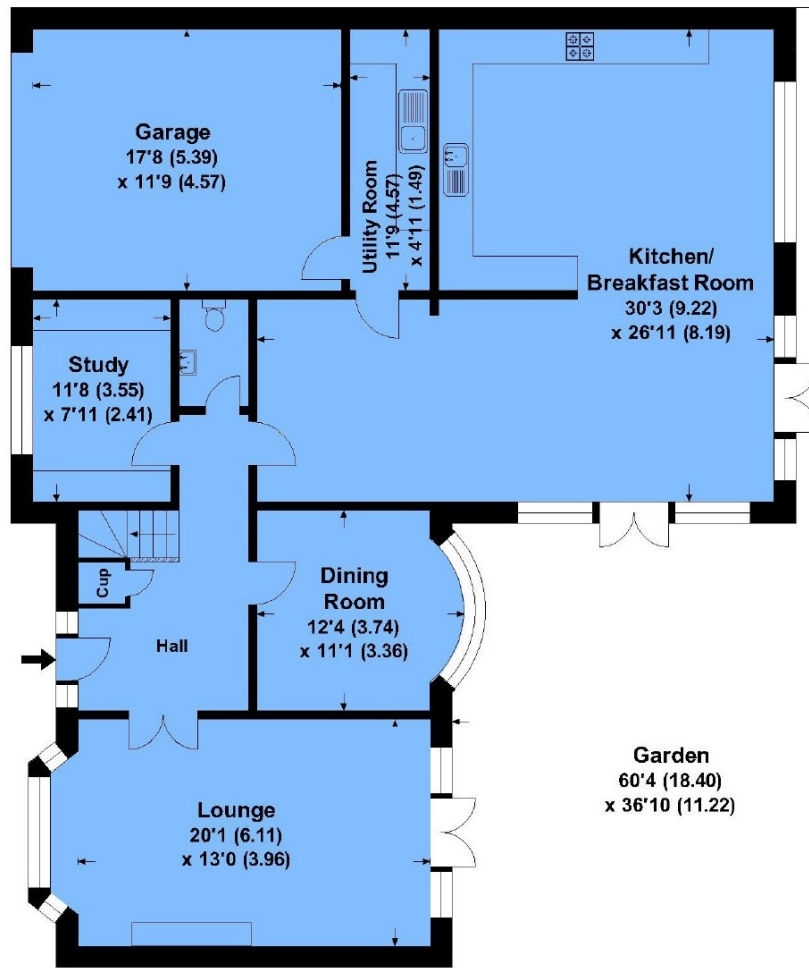


Please contact the branch for a complete copy of the EPC document

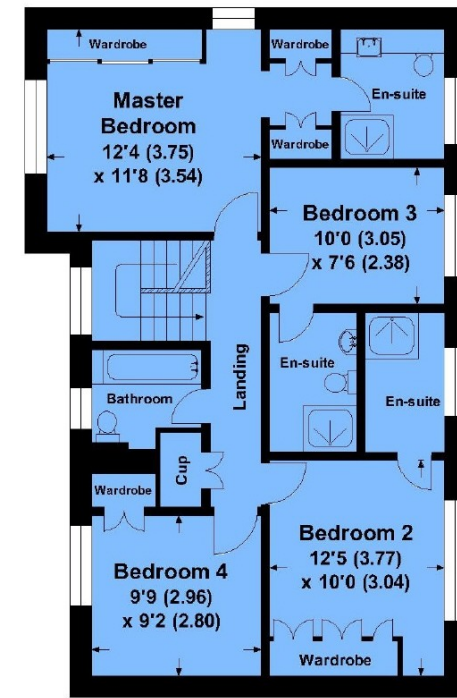


# Robin Hill Drive

APPROX. GROSS INTERNAL FLOOR AREA Inc. Garage 2424.89 SQFT / 225.28 SQM.



**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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