



Chislehurst BR7  
£600,000

**jdm**  
ESTATE AGENTS

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**Description:**

Looks can be deceptive and this statement is certainly true with this bungalow. From the front it looks like a small property but it has in fact been extended to the rear to provide a spacious modern fitted kitchen with lounge and dining room which has bi-folding doors to the garden. There are also three bedrooms and two bathrooms.

For those that work from home or want a private den, there is a spiral staircase which ascends to a loft room adding very useful space.

To the rear is a pleasant garden with a westerly aspect, a single garage can be found to the side and there is plenty of parking at the front.

Situated in a popular close of similar type properties just over half a mile from Elmstead Woods station and local shops an early viewing of this end of chain property is recommended.



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**Directions:** From Elmstead Wood station turn left into Elmstead Lane. At the mini roundabout turn right into Walden Road and left into Downs Avenue. Hallam Close is on the right.

**Tenure:** Freehold

**Council Tax Band:** E £1,619.62

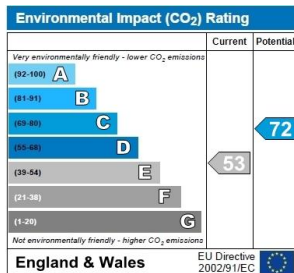
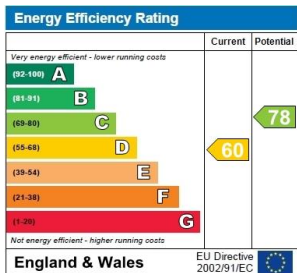
**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Lounge Area	<b>13'6 x 12'11</b>
Dining Area	<b>12'5 x 11'5</b>
Conservatory	<b>6'9 x 6'6</b>
Kitchen Area	<b>14' x 7'10 max</b>
Bedroom 1	<b>11' x 10'11</b>
Bedroom 2	<b>10'11 x 9'9</b>
Bedroom 3	<b>10'4 x 10'3</b>
Bathroom	
Shower Room	
First Floor	
Bedroom 4	<b>14'5 x 10'3</b>
Outside	
Garage	<b>17'2 x 9'11</b>
Garden	<b>70'4 max x 31'6</b>



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



# Hallam Close

APPROX. GROSS INTERNAL FLOOR AREA 1221.05 SQFT / 113.44 SQM. INC. Garage



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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