



Chislehurst BR7  
Offers in excess of £750,000



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**Description:**

A gem of a property for families, very close to the popular Bullers Wood School, and perfect for commuters as there are three stations close by; Elmstead Woods is just 0.4 of a mile, and Chislehurst and Bickley stations are both just 0.7 of a mile.

Versatility is offered here. When entering through the most beautiful wooden front door you are greeted by a large dining hall which then opens out to the very well appointed contemporary stylish kitchen with middle island. The ground floor accommodation then continues with a very good size light lounge with windows to front and doors to the garden. To the first floor there is a huge master bedroom with a terrace to the front and windows to the side and rear, and a further bedroom with a dressing area as well as family bathroom with separate shower unit. On the second floor you find a very good size bedroom again with ensuite shower room and dressing area and French doors to a balcony overlooking the rear garden.

The pièce de résistance with this house is the lower ground floor, which offers a bedroom, reception room, kitchen and shower room. At the moment this has its own separate entrance making it suitable for rental as an annex or access could easily be reinstated from within the main house to add further accommodation.

Outside to the front of the house is a driveway with parking for several cars. To the rear there is a landscaped garden with a top patio with far reaching views, and directly outside the house there is a large flat patio laid with Indian sand stone slabs making a lovely sun trap (weather permitting!). Please call for your viewing appointment.

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**Directions:** From Elmstead Woods Station turn right into Elmstead Lane and then proceed to the roundabout turn left and then first right into Yester road through the width restrictions and proceed to the end of the road and then turn left into Logs Hill and the property is on the right.

**Tenure:** Freehold

**Council Tax Band:** G £2,208.57

**Local Authority:** London Borough of Bromley

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### Room Dimensions:

#### Lower Ground Floor

Annexe Reception Room **20' x 18'**

Annexe Bedroom **12'6 x 9'4**

Kitchen **11'6 x 9'2**

Shower Room

#### Ground Floor

Kitchen/Dining Room **27'4 x 14' max**

Cloakroom

Reception Room **26'1 x 14'11**

First Floor Landing

Bedroom 1 **21'4 x 14'11**

Balcony

Bedroom 3 **13'2 x 8'8**

Walk-in-Wardrobe

Bathroom

#### Second Floor

Lobby

Balcony

Bedroom 2 **9'4 x 9'2**

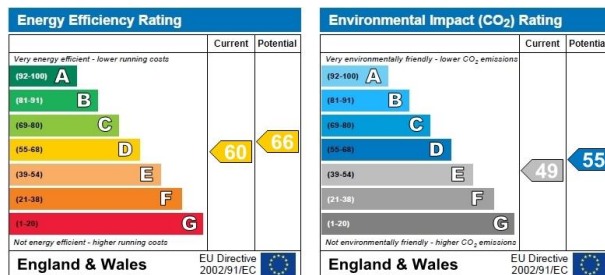
Shower Room

Outside

New room



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





# Logs Hill

APPROX. GROSS INTERNAL FLOOR AREA 2595.71 SQFT / 241.14 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.

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