





Forming the larger portion of this elegant building designed by the renowned architect C.H.B Quennell in 1925 we are pleased to offer this four bedroom semi detached house which retains the charm of this bygone age but incorporates the facilities expected in a twenty first century home.

Upon entering the house buyers will be struck by the spacious graceful entrance hall which provides access to all the principle rooms and contains the feature staircase which ascends to a half galleried landing.

To the rear is a delightful well kept garden which is mainly laid to lawn with borders stocked with a wide variety of specimen trees and shrubs. To the front is a driveway providing ample parking and access to two detached garages.



The location is excellent being one of Chislehurst's premier no-through roads within half a mile of the popular Royal Parade with its exclusive restaurants and shops, a mile from Chislehurst High Street and a mile and a half from Chislehurst station.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		44
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	22	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please refer to

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to view our full area guides



# Roughwood 21 Holbrook Lane

APPROX. GROSS INTERNAL FLOOR AREA 2025.25 SQFT / 188.15 SQM. Ex. Garage Inc. Store



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.

