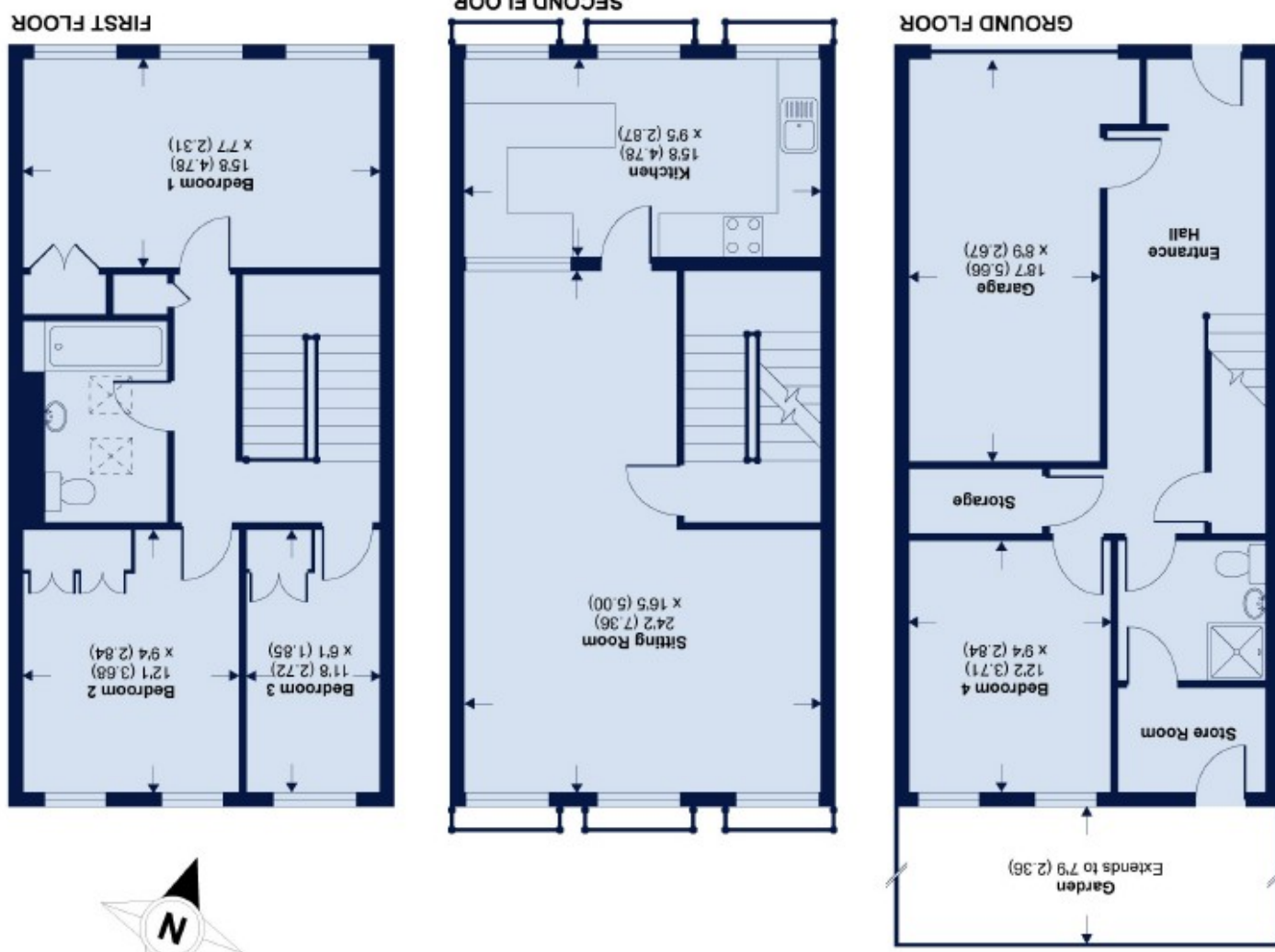


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This is for guidance only, not to scale and must not be relied upon as a statement of fact. Attention is drawn to the notice on these particulars.  
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**Timber Close, Chislehurst, Kent, BR7**  
 APPROX. GROSS INTERNAL FLOOR AREA 1683 SQFT / 156 SQM



3 Timber Close, Chislehurst, BR7 5PA  
 Guide price £725,000

**Description:**

This attractive 'Georgian' style townhouse is in a fabulous location, in a quiet cul de sac and only a 5 minute walk (0.3 miles) to Chislehurst Station. The large fronted end terrace freehold property provides off-road parking for two cars, integral garage and far reaching views across the surrounding Conservation area. The property has been immaculately maintained with newly installed 'A' rated UPVC windows, door and Farrow & Ball paints used throughout. The rear of the property offers a private, secluded south facing terrace area which leads to the well kept communal gardens and direct access back to the front of the property.

Inside there is a classic "Siematic" kitchen with good storage space, work surfaces illuminated by concealed LED lighting, breakfast bar and Neff combi oven and fridge etc. The local shops at Lower Camden are just down the road from the station and Royal Parade with its restaurants and individual shops is about a mile. For dog owners or those who enjoy a walk in the countryside the National Trust land is a short walk down Goshill Road, which links up to Chislehurst Common and Petts Wood. The whole house is light and airy and offers a welcoming and warm feeling. These properties rarely come to the market so an early viewing is recommended, as we are sure it wont be available for long.

Journey times from Chislehurst Station:-  
 Lewisham from 15 mins for the DLR  
 London Bridge from 20 mins  
 Cannon Street from 27 mins  
 Charing Cross from 29 mins



**Directions:** From Chislehurst station turn left into Summer Hill. Take the immediate first left into Woodclyffe Drive and then right into Timber Close. Number 3 can be found a short distance on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** F £1,914.09

**Local Authority:** London Borough Of Bromley

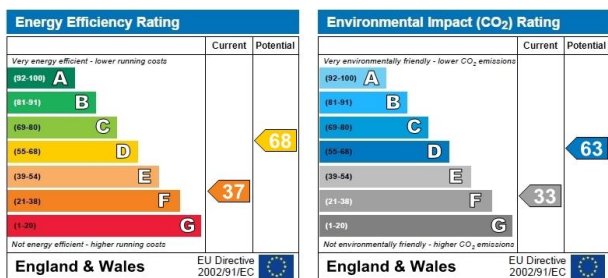


**Room Dimensions:**

Entrance Hall	
Garage	18'7 x 8'9
Two Store Rooms	
Shower Room	
Bedroom Four	12'2 x 9'4
First Floor	
Lounge	24'2 x 16'5
Kitchen	15'8 x 9'5
Second Floor	
Landing	
Bedroom One	15'8 x 7'7
Bedroom Two	12'1 x 9'4
Bedroom Three	11'8 x 6'1
Bathroom	



Please refer to [www.jdmstateagents.com](http://www.jdmstateagents.com) to see our full Area Guides.



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

