



Chislehurst BR7
£850,000

jdm
ESTATE AGENTS

Description:

If you are looking for a special unique property then look no further. This chalet-bungalow was designed and built to the current owners exacting specification in 1961 and comes to the market for the first time. The property is much bigger than it appears with most of the accommodation on the ground floor lending itself to the flexibility required for the modern day family. There is also plenty of potential for extension, subject to obtaining the usual consents.

The ground floor accommodation is centred around a large square hall and comprises a generously proportioned lounge to the rear with access to a conservatory with views over the garden, a good sized kitchen fitted with modern white units and granite worktops. There is also a utility room, cloaks/wet room fitted with a contemporary white suite, a study and a bedroom. The first floor boasts three further bedrooms and a modern bathroom which is ensuite.

The large rear garden is mostly secluded and mainly laid to lawn with a variety of shrubs and small trees. There is a tandem double garage at the side accessible via a drive which provides ample parking.

The location is excellent being a third of a mile from Elmstead Woods station (24 minutes to London Bridge, zone 4), private Babington House school and local shops in Walden Road. An early viewing of this end of chain property is highly recommended.



Directions: From Elmstead Woods station turn left into Elmstead Lane. The house is on the left just before the mini roundabout.**Tenure:** Freehold**Council Tax Band:** G £2,208.57**Local Authority:** London Borough of Bromley

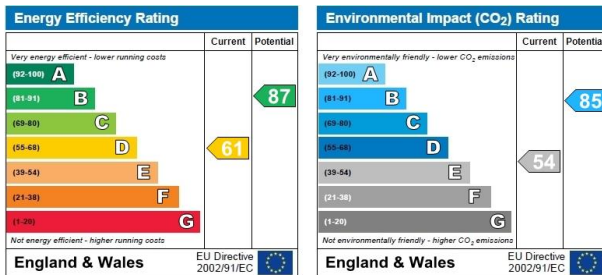


Room Dimensions:

Hall	
Lounge/Dining Room	19'11 x 17'5
Kitchen	11' x 10'10
Study/Bedroom 5	10'5 x 9'2
Bedroom 4	15'9 x 11'11
Utility Room	8'2 x 7'6
Wet Room	
Landing	
Bedroom 1	16'8 x 10'7
Bedroom 2	14'5 x 10'9
Ensuite	
Bedroom 3	11'3 x 11'2
Garage	26'8 x 7'9
Garden	101'8 x 45'3



Please refer to www.jdmestateagents.com to see our full Area Guides.

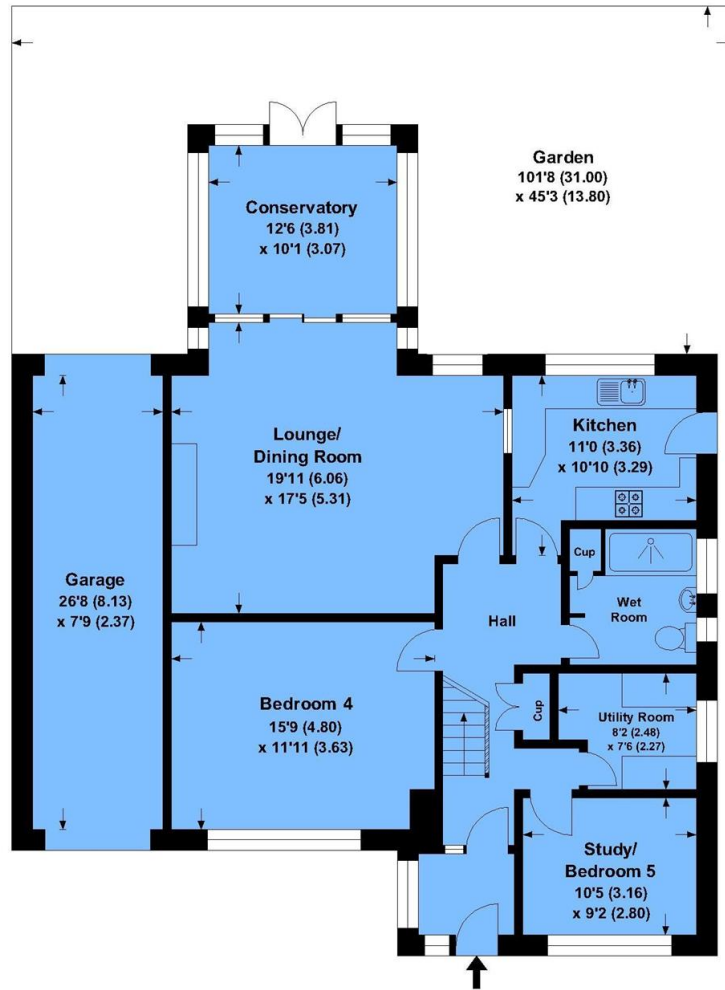


Please contact the branch for a complete copy of the EPC document

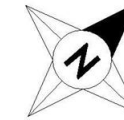


Wengen

APPROX. GROSS INTERNAL FLOOR AREA 1953.32 SQFT / 181.47 SQM. Inc. GARAGE



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

41 High Street, Chislehurst, Kent BR7 5AE

020 8325 8000

e:ch@jdmonline.com



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