



## Elmstead Avenue, Chislehurst | £600,000 Freehold

This beautifully well presented three bedroom semi detached family home has in our opinion been refurbished to an exceptionally high standard and boasts light and spacious open plan living accommodation to suit the needs of any growing family. This stunning house has been interior designed in light neutral tones and is situated in an enviable position walking distance to Elmstead Woods and host of well regarded local schools. The accommodation briefly comprises on the ground floor a bright lounge, open plan modern kitchen with integrated appliances open plan to a large dining / family room and WC while on the first floor there are three equally well proportioned bedrooms and a luxurious family bathroom. In our opinion this tastefully interior designed family home is ideally suited to those looking to simply move in and unpack and with a well maintained rear garden, garage and off road parking for at least two cars your earliest attention to view is well advised.



- Characterful semi detached house
- Garage and driveway.
- Modern kitchen and bathroom
- Refurbished to a high standard.

Porch

Entrance hall

Sitting room 14'1" x 12'0" (4.29 x 3.66)

WC 5'6" x 2'11" (1.68 x 0.89)

Lounge/Diner 13'10" x 2'11" (4.22 x 0.89)

Kitchen/Breakfast room

Landing

Bathroom 9'2" x 5'3" (2.79 x 1.6)

Bedroom one 11'11" x 11'11" (3.63 x 3.63)

Bedroom two 10'10" x 9'5" (3.3 x 2.87)

Bedroom three 10'11" x 7'0" (3.33 x 2.13)

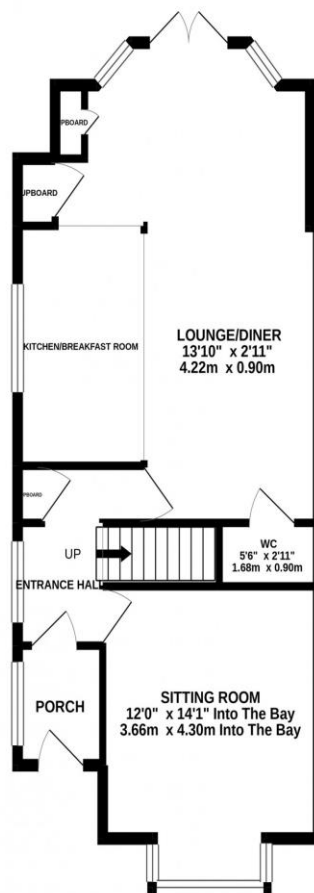
Garden

Approx 40ft Sunny aspect rear garden mainly laid to lawn with BBQ and patio areas.

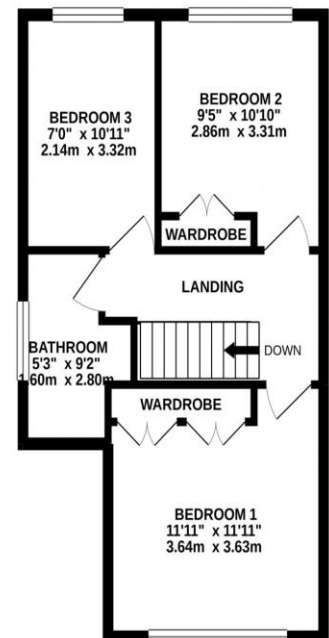
Garage and driveway for at least two cars

Directions: From Elmstead Woods station turn left and continue up the road until Walden Avenue on the right hand side, Elmstead Avenue can be found on the right.

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2021)

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
<b>Very energy efficient - lower running costs</b> (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> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not energy efficient - higher running costs</b>			<b>Very environmentally friendly - lower CO2 emissions</b> (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> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not environmentally friendly - higher CO2 emissions</b>		
		87			87
	61			61	
<b>UK</b>	EU Directive 2002/91/EC		<b>UK</b>	EU Directive 2002/91/EC	

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Coady Phillips or its employees nor do such details form part of any offer or contract.