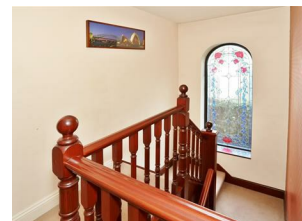
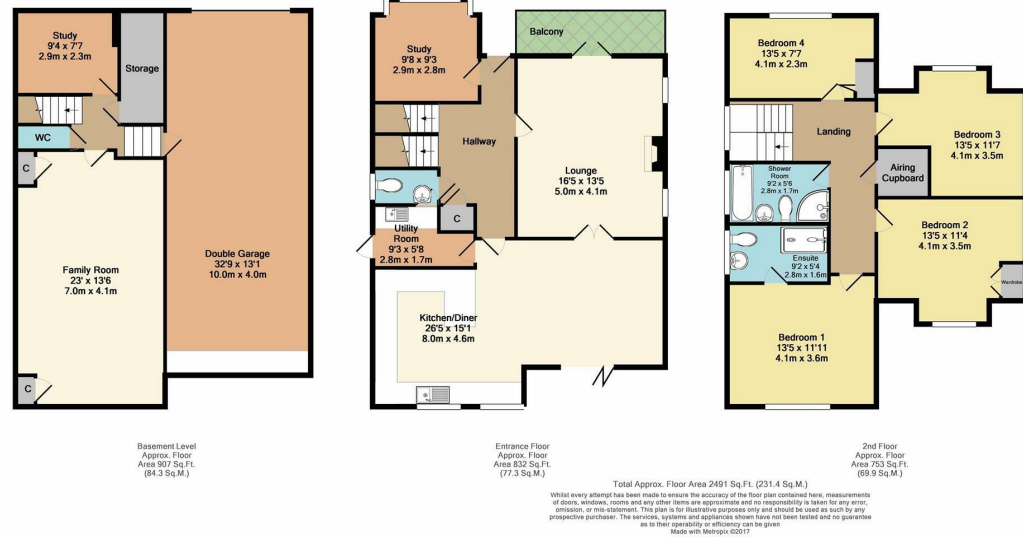


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



ELMSTEAD LANE
CHISLEHURST
Guide Price £950,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Guide price £1,000,000 to £1,050,000

Occupying an elevated position in a sought after residential area is this deceptively large four bedroom detached house. Elmstead Woods station is just a few hundred yards down the road and there are several well regarded and outstanding schools nearby, including Bullers Wood Secondary School and the renowned Babington House.

The property is tucked back from the road and has been greatly improved by the current owners. There is a bright reception room with fireplace and a French doors to a balcony. The focal point of the home is the fantastic open plan kitchen/dining area. This is a great family space with bi-fold doors opening on to a lovely patio area and secluded tiered garden that levels out to a lovely flat lawn for your children to play on. On the ground floor, there is also a study, utility room and a w.c.

On the first floor, there is a master bedroom with an en-suite wet room, an additional three double bedrooms and a modern family bathroom.

There are pleasant views from all the bedrooms due to the tiered aspect of property and this allows wonderful basement space. Here you will find two rooms one used as a play room the other a family room, more than 20ft in length, a further w.c. and stairs to the garage.

The garage is 32ft in length and there is additional off road parking on the driveway. With a landscaped front garden the property is really pleasing on the eye and we feel this really is a property that must be viewed to be fully appreciated.

4 BEDROOMS • 3 RECEPTION ROOMS • 3 BATHROOMS

ELMSTEAD LANE

CHISLEHURST

- Four Bedroom Detached
- Elevated Position
- Stunning Modern Kitchen/Diner
- Beautiful Rear Garden
- Double Garage
- Large Basement Family Room
- Sought After Location
- Ideal For Station

