

VILLAGE ESTATES

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



OFF STREET PARKING

FOUR BEDROOMS

CHISLEHURST HIGH STREET

**PLANNING PERMISSION FOR REAR
EXTENSION**

NEW BATHROOM SUITE INSTALLED

13 MINUTES WALK - ELMSTEAD



3 Broadheath Drive
Chislehurst, BR7 6EU

Guide Price £475,000-£500,000

***IMMACULATELY PRESENTED** four bedroom family home conveniently located within **0.7 MILES OF ELMSTEAD WOODS TRAIN STATION (zone 4)**, an ideal location for your everyday commuter. **CHISLEHURST HIGH STREET** is within easy reach and benefits from a vast array of boutique shops, restaurants and coffee bars and the beautiful Chislehurst Commons and Ponds. Many of the area's **FINEST SCHOOLS** are also nearby making this is a great family home. The property also benefits from having further potential to extend, planning permission has been granted for a full width ground floor rear extension.

- ENTRANCE HALL:** Door and window to front. Radiator. Understairs storage cupboard. Coved ceiling. Laminate wood flooring.
- LOUNGE:** 15' 6" x 12' 5" (4.72m x 3.78m) Double glazed single door to front with juliet balcony. Double radiator. Coved ceiling. Laminate wood flooring.
- GAMES ROOM:** 12' 4" x 5' 5" (3.76m x 1.65m) Double glazed window to rear. Radiator. Double glazed door to side.
- KITCHEN:** 14' 5" x 15' 6" x narrowing to 9'1 (4.39m x 4.72m x 2.77m)) Two double glazed windows to rear. Range of wall and base units with granite work surfaces. Sink and drainer unit with mixer tap. Built-in oven and gas hob with extractor. Plumbed for dishwasher. space for fridge/freezer. Coved ceiling. Downlighting. Vinyl flooring.
- UTILITY ROOM:** 6' 9" x 5' 2" (2.06m x 1.57m) Wall and base units. Stainless steel sink and drainer unit with mixer tap. Wall mounted Worcester Bosch boiler. Plumbed for washing machine. Part tiled walls. Laminate wood flooring. Double glazed door to rear.
- BEDROOM ONE:** 16' 9" x 9' 0" (5.10m x 2.74m) Double glazed window to front. Radiator. Carpet.
- EN-SUITE SHOWER ROOM:** Double glazed frosted window to rear. Shower unit. Low level W.C. Chrome heated towel rail. Tiled floor.
- WALK-IN DRESSING ROOM:** 9' 8" x 7' 1" (2.94m x 2.16m) Carpet.
- BEDROOM TWO:** 14' 1" x 8' 10" (4.29m x 2.69m) Double glazed window to front. Radiator. Coved ceiling. Downlighting.
- BEDROOM THREE:** 12' 10" x 9' 2" (3.91m x 2.79m) Double glazed window to rear. Radiator. Coved ceiling. Carpet.
- BEDROOM FOUR:** 11' 0" x 6' 3" (3.35m x 1.90m) Double glazed window to front. Built-in storage cupboard. Radiator. Carpet.
- BATHROOM:** 6' 9" x 5' 11" (2.06m x 1.80m) Double glazed frosted window to rear. Roll top bath with mixer tap and electric shower. Low level W.C. Wash hand basin in vanity cupboard. Chrome heated towel rail. Part tiled walls. Downlighting. Tiled floor.
- GARDEN:** 123ft. Lawn areas. Paved patio. Rear access. Backing onto woodlands.
- PARKING:** Driveway for off road parking.



CURRENT ENERGY EFFICIENCY RATING ‘D’

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.