



## 9 Brenchley Close, Chislehurst, BR7 5NQ

Price Guide £1,250,000 to £1,350,000) HUGE, (over 3000 sq feet including loft) DETACHED HOUSE, IN PRIVATE CLOSE set behind gates, on a wide plot within a conservation area, off Old Hill. 5 DOUBLE BEDS (2nd bed 22ft x 11'9ft), 4 BATH ( 2 en suite with bathrooms and dressing rooms, (GUEST SUITE ON THE GROUND FLOOR) 4 reception rooms, plus provisions are in place for a loft room. Lovely large South West facing patio and off street parking for several cars and potential to extended further STPP. About an 8 minute walk to Chislehurst Station and a number of highly regarded Schools. including Bullers Wood, Local watering holes and open countryside.

Needs work but priced to allow purchasers to adapt to suit their own needs.

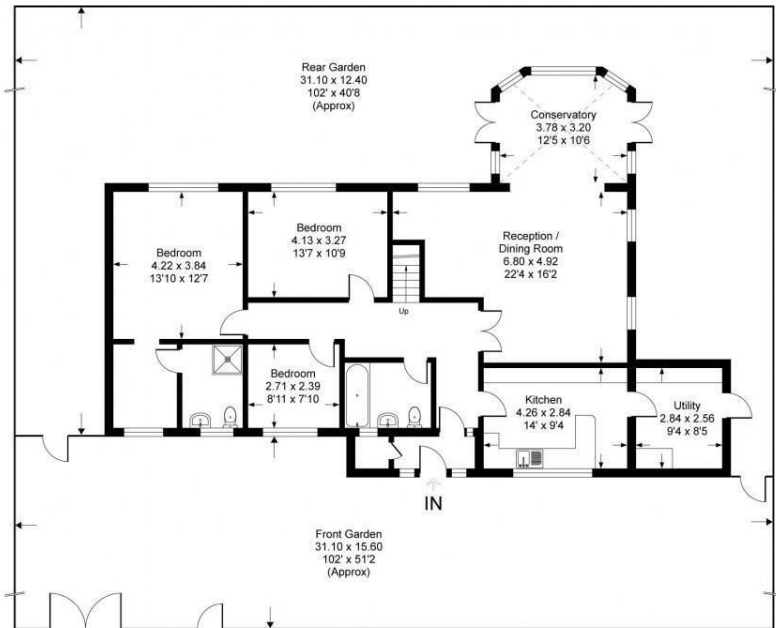
Under the estate agents act of 1979 we would like to point out that the property is owned by a member of staff within the company

**£1,250,000**



## Brenchley Close, BR7

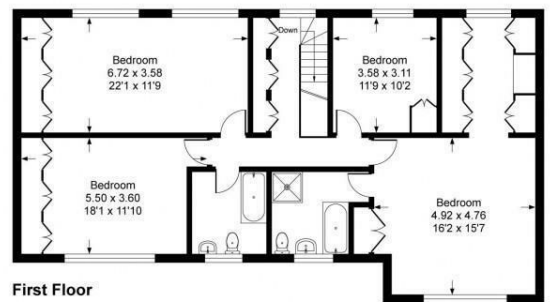
Approximate Gross Internal Area = 291 sq m / 3135 sq ft



**Ground Floor**



**Second Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		