



22 Albany Road, Chislehurst, Kent BR7 6BG

Guide Price £550,000 to £575,000 Freehold





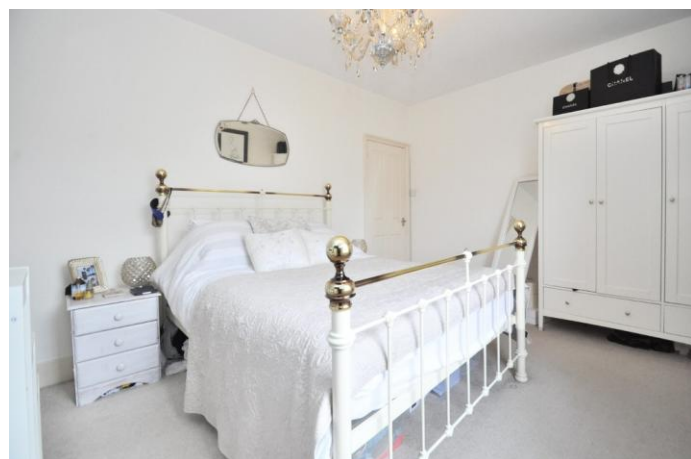
A delightful three double bedroom period home offered to the market in very good order.

Wood flooring in the welcoming hallway leads through to the stylish lounge dining room, with feature fireplace and double glazed windows in keeping with the period of the property. The glossy kitchen/ breakfast room has a good range of wall and base units topped off with granite effect worktops and a glass splash back, integrated appliances and French doors to the garden, tiled flooring.

To the first floor you find the character master bedroom stretching the width of the house and a second double bedroom with fitted wardrobes, on this floor you will also find the large family bathroom with freestanding bath and separate shower cubicle along with wash hand basin, w.c. and feature tiled flooring .

To the second floor you find the guest bedroom with views over the garden and an en suite shower room.


To the rear there is a lovely landscaped garden laid to lawn with a grey tiled patio area and pretty shed with electrics and lighting to the rear, could be used as a home office.



This is a lovely family home ready to move into and close to good schools, including the popular Edgebury Primary School. It is close to the A20 making easy access to Bluewater shopping centre, walking distance to Chislehurst High Street, the list goes on.

Viewing Essential.

London Borough of Bromley - Council Tax Band D- £1,691.52

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Please refer to

[www.jdmestateagents.com](http://www.jdmestateagents.com)

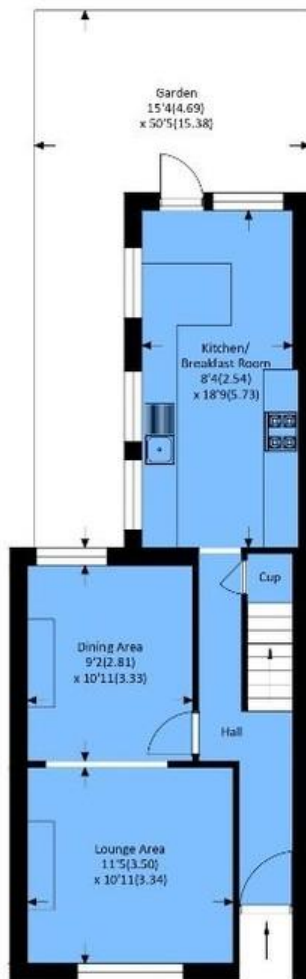
to view our full area guides



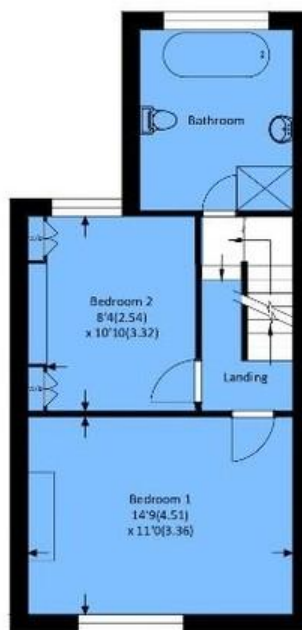


# Albany Road

APPROX. GROSS INTERNAL FLOOR AREA 1109.97 SQFT / 103.12 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This is for guidance only, not to scale and must not be relied upon as statement of fact.  
Attention is drawn to the notice on these particular.

