

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 40 Walden Avenue

Chislehurst, BR7 6EN

Offers In Excess Of £560,000





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Chislehurst, BR7 6EN

## Offers In Excess Of £560,000

1442.00 sq ft



Entrance Hall

Entrance Hall

28'10" x 88'7" (8.78 x 27)

Outdoor Space

Living Room

10'6" x 19'5" (3.2 x 5.92)

Lounge

Dining Room

9'5" x 10'8" (2.86 x 3.26)

Dining Room

Kitchen

8'6" x 16'0" (2.58 x 4.88)

Kitchen

Landing

Landing

Bedroom 1

10'8" x 17'3" (3.24 x 5.25)

Bedroom

Bedroom 2

8'5" x 10'6" (2.57 x 3.2)

Bedroom

Bedroom 3

9'3" x 9'4" (2.83 x 2.85)

Bedroom

Bedroom 4

8'6" x 9'3" (2.58 x 2.83)

Bedroom

Garage

19'8" x 20'8" (6 x 6.3)

Garage

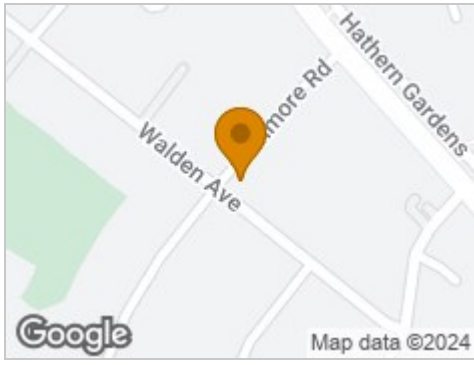
Rear Garden







## Road Map



## Hybrid Map

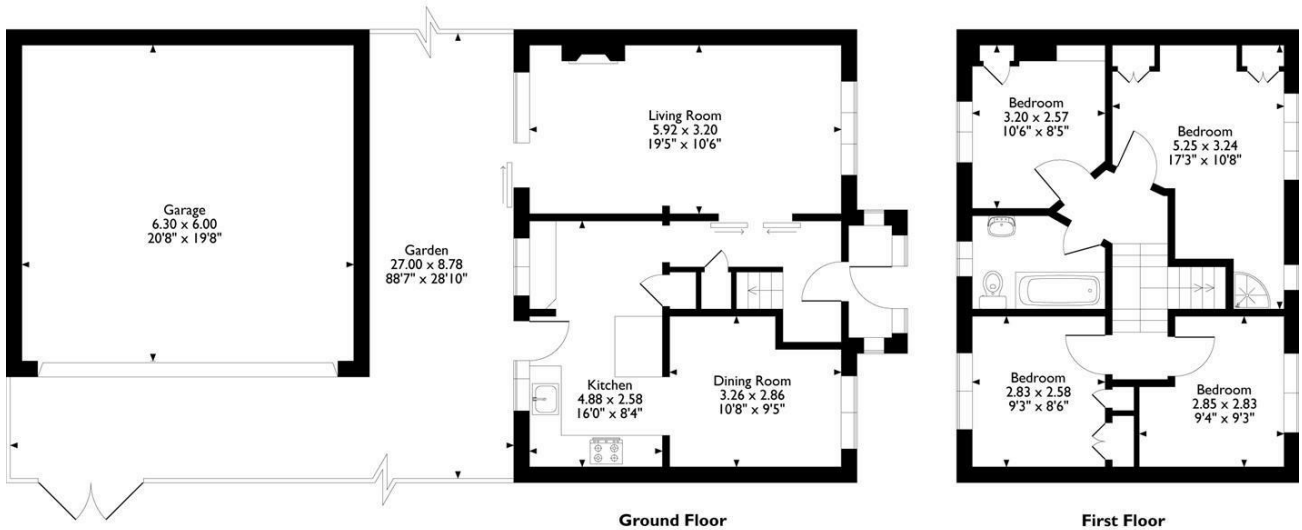


## Terrain Map



## Floor Plan

Approximate Gross Internal Area  
 Main House = 96 Sq M/1033 Sq Ft  
 Garage = 38 Sq M/409 Sq Ft  
 Total = 134 Sq M/1442 Sq Ft

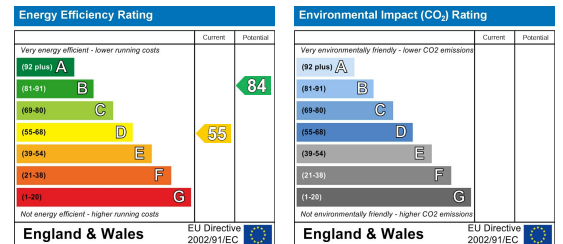


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Bromley & Chislehurst Office on 020 8467 1818 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.