



# VILLAGE ESTATES

• EST.1993 •



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**SOUGHT AFTER LOCATION**  
**TWO GENEROUS BEDROOMS**  
**GARAGE TO REAR**

**GROUND FLOOR**  
**IMMACULATE CONDITION**  
**THROUGHOUT**  
**STUNNING COMMUNAL GARDEN**



**1 Wykeham Court**  
**Old Perry Street**  
Chislehurst, BR7 6PN

**£440,000**

**MODERNISED GROUND FLOOR MAISONETTE IN A FANTASTIC LOCATION!** Village Estates are delighted to present this beautifully modernised ground floor maisonette, situated on a quiet and attractive road in a highly sought-after location. Perfect for those looking to downsize without compromising on space, this charming home offers two generously sized bedrooms, both providing excellent storage and comfortable living accommodation. The property features a stylish modern shower room, a spacious hallway, and a bright and airy living area with ample room for both relaxing and dining. The contemporary fitted kitchen has also been tastefully modernised, creating a practical and inviting space. Externally, the property benefits from beautifully maintained communal gardens, including a well-kept lawn to the front and a substantial garden area to the rear. A garage located at the rear of the property provides valuable additional storage or secure parking. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

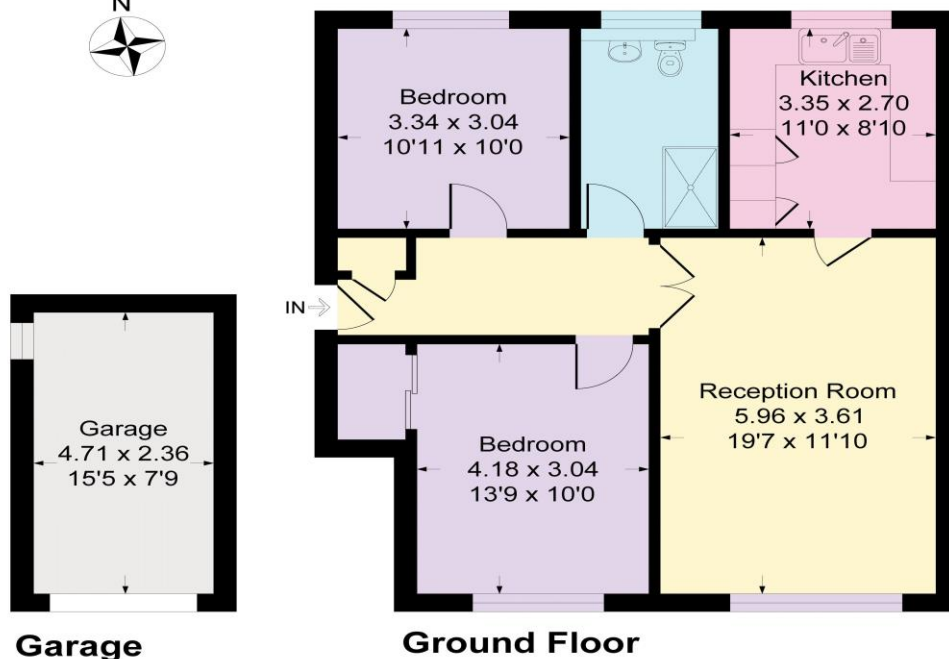


## Wykham Court, BR7

Approximate Gross Internal Area = 71.7 sq m / 773 sq ft

Garage = 11.1 sq m / 120 sq ft

Total = 82.8 sq m / 893 sq ft



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.