Bernard Skinner







- Stylish two double bedroom maisonette
- Turn key condition
- First floor property
- Own garden and parking space

2 Garrard Close, Chislehurst, BR7 6AU

Guide Price £375,000

This well-presented two double bedroom first-floor maisonette is offered in turnkey condition, featuring stylish fixtures and fittings throughout. The property benefits from share of freehold with a long lease of over 900 years, a generous private garden and off-street parking for one vehicle. Situated in a quiet cul-de-sac, the property is conveniently located approximately half a mile from Chislehurst High Street.

Upon entering, you are welcomed by a bright and airy entrance hall, enhanced by a long window above the front door and an impressive double-height ceiling. The spacious hallway offers plenty of storage, including cupboards housing the washing machine and combination boiler. There is also access to a fully boarded loft via a retractable ladder, providing useful additional storage space.







Property Description

The lounge is a generous sized room, measuring approximately 14' 2" x 12' 3" to the chimney breast (4.32m x 3.73m). Bespoke, custom-fitted cupboards and shelving occupy both chimney breast recesses, creating an attractive and practical living space.

The recently fitted kitchen is finished to a high standard and benefits from a range of integrated appliances, including an AEG oven and hob, a Siemens dishwasher, and a fridge and freezer.

Both bedrooms are well-proportioned doubles, offering comfortable accommodation and flexibility for a variety of needs.

Externally, the property boasts a fantastic-sized private garden, featuring two patio areas ideal for outdoor dining, entertaining and relaxing during the warmer months. Off-street parking for one vehicle further enhances the property's appeal.

The location offers a convenient balance of peace and accessibility. Chislehurst High Street is approximately half a mile away, providing a variety of shops, restaurants, cafés and amenities, while local shops and a Co-op supermarket on Green Lane are just a third of a mile from the property. New Eltham railway station is located just over a mile away, with a local bus service providing a convenient connection to the station.

A fantastic opportunity to acquire a spacious, move-in-ready maisonette with a long lease, private garden and off-street parking in a sought-after residential location.













ENTRANCE HALL
UPVC front door, upvc window above door and window to side at the top of the stairs leading to first floor:-

ENTRANCE HALL
Part glazed door, airing cupboard housing wall mounted boiler, with space for washing machine, two further storage cupboards, tiled flooring, radiator.

LOUNGE
14' 2" x 12' 3" to chimney breast (4.32m x 3.73m) Upvc window to front, bespoke fitted shelving and cupboards within both recesses, bamboo wood flooring, radiator.

KITCHEN
8' 1" x 7' 11" (2.46m x 2.41m) Upvc window to rear, fitted grey fronted wall and base units with granite worksurfaces and uprights, inset sink unit, AEG oven, grill and hob with hood above, integrated appliances include Siemens dishwasher, fridge freezer, tiled flooring.

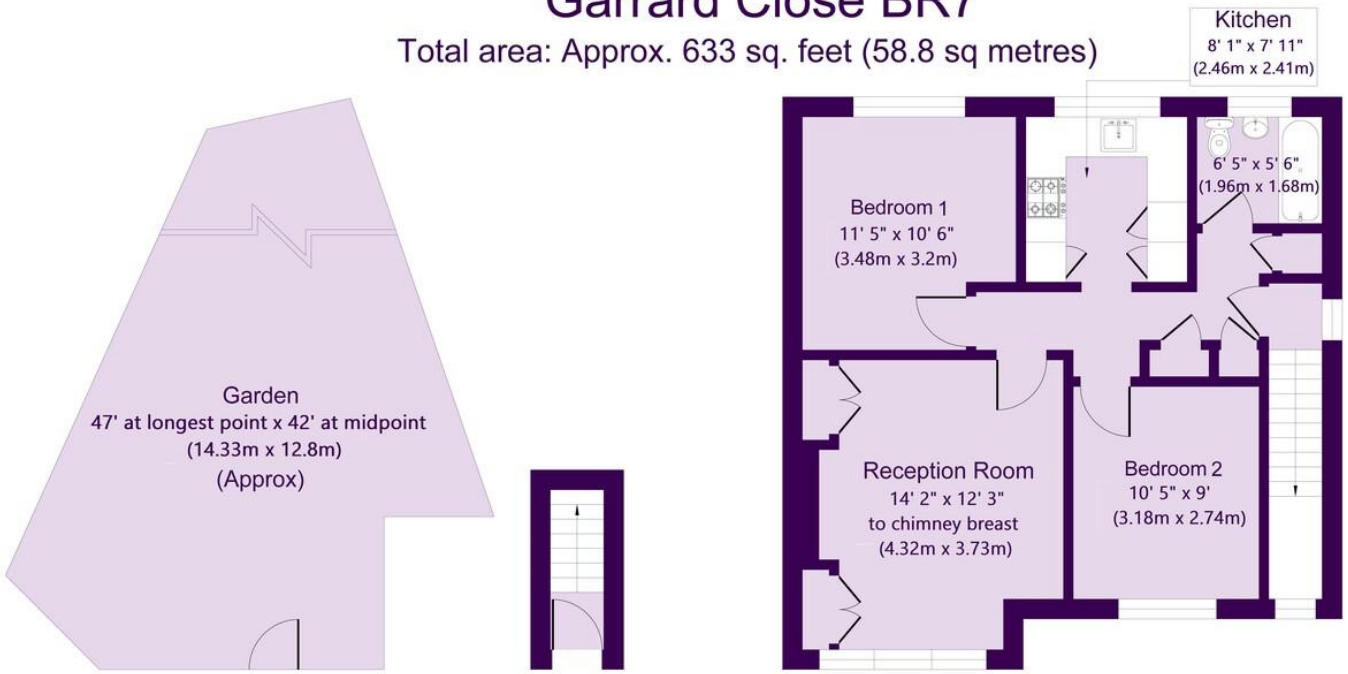
BEDROOM 1
11' 5" x 10' 6" (3.48m x 3.2m) Upvc window to rear, bamboo wood flooring, radiator.

BEDROOM 2
10' 5" x 9' (3.18m x 2.74m) Upvc window to front, bamboo wood flooring, radiator.

BATHROOM
6' 5" x 5' 6" (1.96m x 1.68m) Upvc window to rear, white suite comprising panelled bath with mixer tap, rain shower and hand shower, glass shower screen, w.c., wash basin, fully tiled walls, heated towel rail, tiled flooring.

Garrard Close BR7

Total area: Approx. 633 sq. feet (58.8 sq metres)



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

PRIVATE GARDEN

Irregular shaped garden, measures approximately 47' at longest point x 42' at midpoint (14.33m x 12.8m) mainly laid to lawn with two patio areas, flower borders, lockable gate.

Own driveway for one vehicle.

MATERIAL INFORMATION

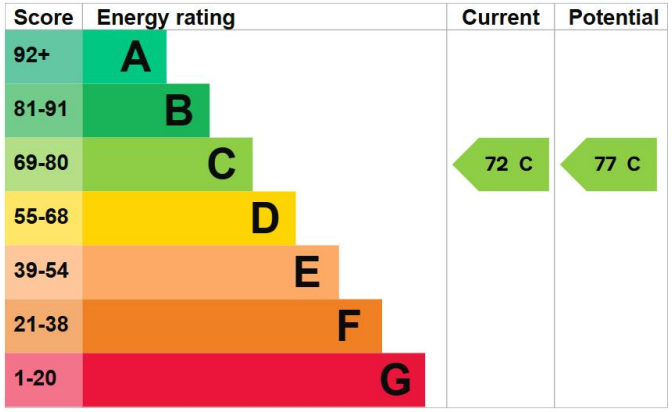
Tenure: Share of Freehold

Lease: 999 years from 25 March 1959

Service charge: Nil

Ground Rent: Nil

Council Tax band: C - £1,902.26



All buyers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

22 Well Hall Road
Eltham
SE9 6SF

www.bernardskinner.co.uk
020 8859 3033
mail@bernardskinner.co.uk

rightmove
Zoopla
Smarter property search
SEnine