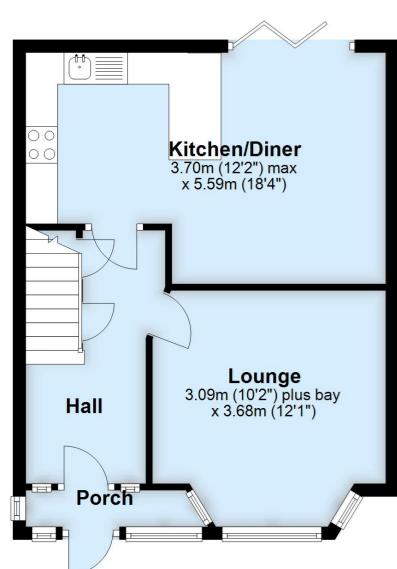
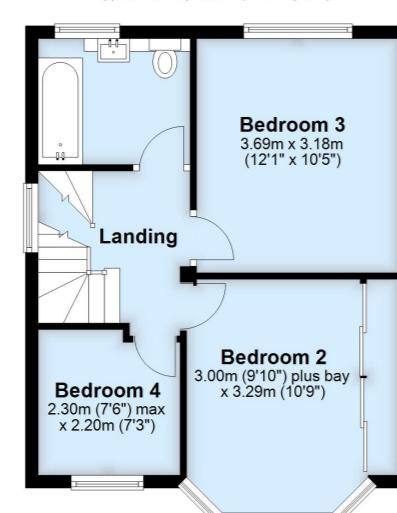

**Ground Floor**

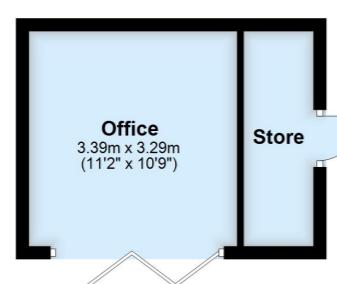
Approx. 42.0 sq. metres (451.7 sq. feet)


**First Floor**

Approx. 39.6 sq. metres (426.1 sq. feet)


**Outbuilding**

Approx. 15.2 sq. metres (164.0 sq. feet)



Total area: approx. 128.1 sq. metres (1379.4 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited

Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Petts Wood Office - 01689 606666

## 13 Greenway, Chislehurst, Kent, BR7 6JQ Offers Over £675,000 Freehold

- Superb Family Home
- Loft Conversion
- Social Dining Kitchen
- Garden Home Office

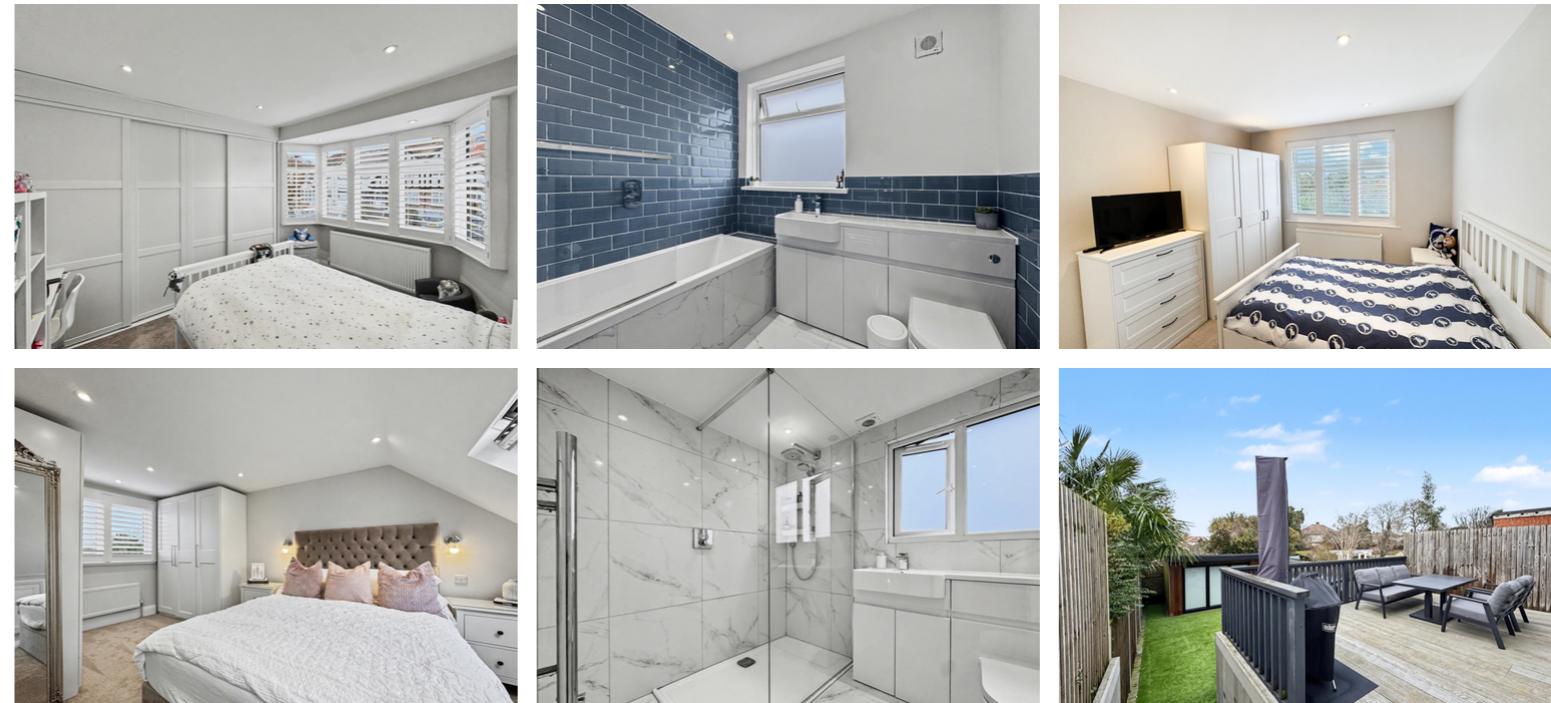
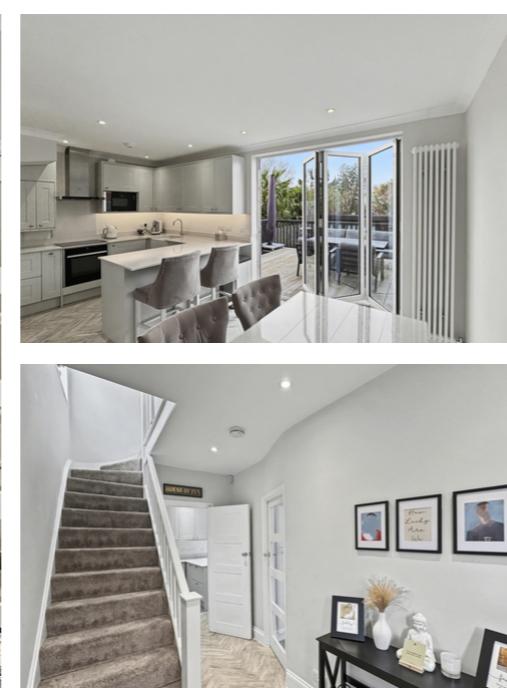
- Fully Refurbished
- Bathroom & Shower Room
- Contemporary Interior
- Private Driveway

## 13 Greenway, Chislehurst, Kent, BR7 6JQ

Take a look inside this superb family home, renovated throughout to a high specification by the current owners in occupation for twelve years. The property provides a well designed loft conversion as the main bedroom with fitted wardrobes and separate shower room. There are three bedrooms on the first floor, a contemporary family bathroom with shower, a popular social dining kitchen with bi-fold doors and bay fronted lounge. Outside you will find a stylish Millboard composite deck for outdoor and indoor family gatherings, a purpose built home office/ games room, side entrance and private driveway for two cars. Benefits to note include double glazed windows, desirable storm shutters, modern down lighting, neutral interiors, rewiring and gas central heating (within last 12 years), replacement tiled roof, security system, CCTV, Neff cooking appliances, quartz work surfaces, and contemporary flooring, to name a few. Local amenities include independent village stores, Sainsburys, a great selection of reputable schools, walkable transport links in Whitehorse Hill, Chislehurst Commons and three mainline stations. To fully appreciate the attention to detail and space on offer, interior viewing comes recommended by the **SOLE AGENTS**.

### Location

From Chislehurst Village proceed North along Red Hill and Greenway is situated on the right.



### GROUND FLOOR

#### Entrance Porch

Double glazed French doors, porch light.

#### Entrance Hall

Double glazed replica entrance door with double glazed windows, radiator, recessed ceiling lights, under stairs meter cupboard plus storage.

#### Lounge

Double glazed window to front with storm shutters, radiator, recessed ceiling lights.

### Social Dining Kitchen

#### Kitchen Area

Open plan to dining area range of dove grey Shaker style wall and base cabinets, built-in electric oven, electric hob set in quartz work top, stainless steel extractor hood, eye-level microwave oven, Belfast ceramic sink unit, fluted drainer, integrated dishwasher, peninsula breakfast bar, recessed ceiling lights, room thermostat, integrated washing machine (negotiable). Open plan to dining area.

#### Dining Area

Double glazed bi-fold to garden terrace, vertical radiator, recessed ceiling lights.

### Landing

Double glazed window to side, recessed ceiling lights.

#### Bedroom Two

Double glazed bay window to front, storm shutters, wall to wall fitted wardrobes with sliding doors, radiator, recessed ceiling lights.

#### Bedroom Three

Double glazed window to rear, storm shutters, radiator, recessed ceiling lights.

#### Bedroom Four/Home Office

Double glazed window to front, storm shutters, radiator, recessed ceiling lights.

#### Family Bathroom

Double glazed window to rear, white contemporary suite comprising bath with built in shower and screen, hand basin set on vanity unit, W.C back to white gloss cabinet, heated towel rail, extractor fan, recessed ceiling lights, ceramic tiled floor.

#### Landing

Double glazed window to side, recessed ceiling lights.

#### Bedroom One

Double glazed window to rear, storm shutters, two double glazed Velux windows to front, radiator, recessed ceiling lights, eaves storage, wall lights.

### Shower Room

Double glazed window to rear, open ended shower cubicle with screen, hand basin on vanity unit, back to gloss white cabinet WC, heated towel rail, ceramic tiled floor and walls, recessed ceiling lights, extractor fan.

### OUTSIDE

#### Garden Room /Games Room

Double glazed bi-fold doors, window blinds, recessed ceiling lights, modern flooring, wireless internet booster, circuit breaker.

#### Store Room

Attached to side with side entrance, ideal for storage.

#### Rear Garden

Raised Millboard deck with balustrading, ideal for entertaining and dining, lighting, side entrance, steps down to synthetic lawn and garden room.

#### Frontage

Private driveway for two cars, side entrance.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: E