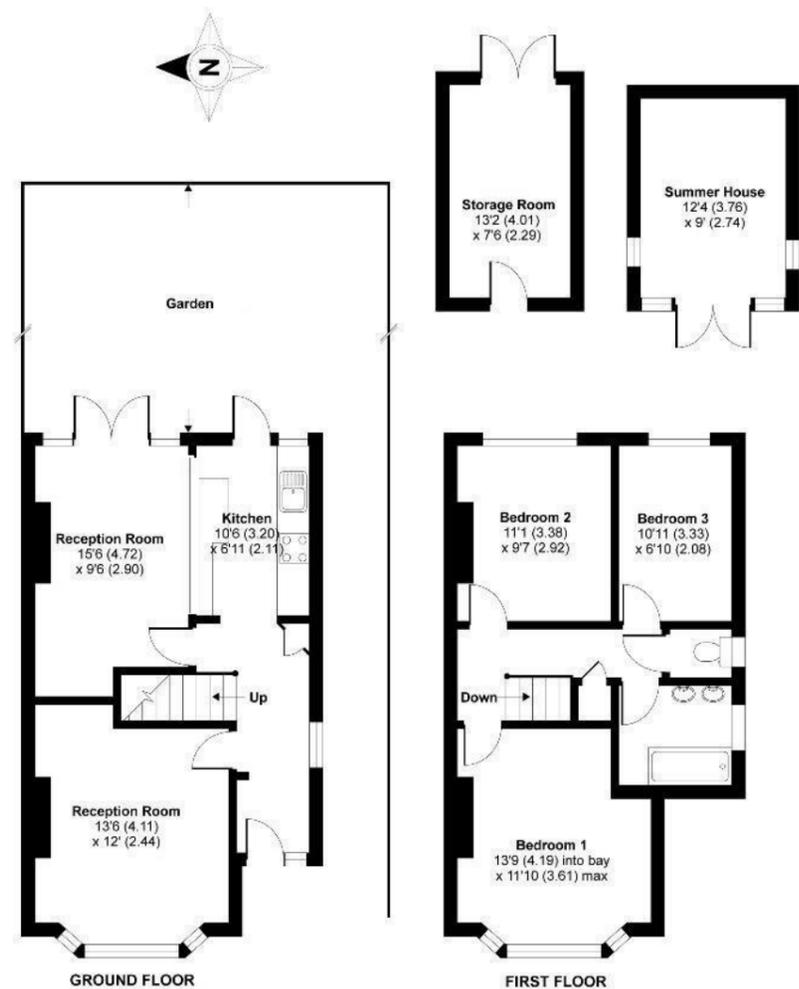




**Elmstead Avenue, Chislehurst, Kent, BR7**

APPROX. GROSS INTERNAL FLOOR AREA 958 SQ FT 88.9 SQ METRES (EXCLUDES OUTBUILDINGS)

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.  
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Viewing by appointment with our Bromley Office - 020 8460 4166

**71 Elmstead Avenue, Chislehurst, Kent BR7 6EE**  
**£650,000 Freehold**

- Three Bedrooms
- 70ft Rear Garden
- Off Street Parking
- Popular Location For Schools
- Open Plan Kitchen/Dining Room.
- Double Glazed & Central Heating
- 0.7 Mile Chislehurst High Street
- Summer House & Converted Garage

## 71 Elmstead Avenue, Chislehurst, Kent BR7 6EE

Situated within a pleasant cul de sac, is this well presented three bedroom semi detached family home around 0.7 miles from Chislehurst High Street. Internally the property is tastefully decorated by the current owners and has accommodation comprising of living room to the front and a bright open plan kitchen dining room overlooking the rear garden. To the first floor there are three bedrooms, family bathroom and separate WC. Outside the rear garden has a large lawn, with two patios, a useful wooden cabin, and a converted garage which is ideal for a home office or storage. To the front is off street parking for two cars. Recent planning permission has also been granted for a rear extension and loft conversion.

### Location

Convenient for transport links with Elmstead Woods station around 0.9 miles away. Chislehurst High Street with it's many shops, bars and restaurants is accessible by foot and around 0.7 miles away. Chislehurst Recreation Grounds is a short walk away by footpaths, as to are a selection of popular local schools including Red Hill and Edgebury primary.



### Ground Floor

#### Enclosed Porch

UPVC glazed door into

#### Entrance Hall

Double glazed window to side, radiator, built in storage cupboard housing boiler, wooden flooring.

#### Lounge

4.11m x 2.44m (13' 6" x 8' 0") Double glazed bay window to front, shutters, radiator, coved cornice, wood burner, wooden flooring.

#### Dining Room

4.72m x 2.90m (15' 6" x 9' 6") Double glazed French doors to rear garden, coved cornice, radiator, under stairs storage cupboard, wooden stripped flooring, open into

#### Kitchen

3.20m x 2.11m (10' 6" x 6' 11") Double glazed window to rear, range of painted wooden wall and base units, with worksurfaces over, sink and mixer tap, space for dishwasher and fridge freezer, integrated electric oven, hob and extractor. Splash back tiling, wooden stripped flooring.

### First Floor Landing

#### Bedroom 1

4.19m x 3.61m (13' 9" x 11' 10") Double glazed bay window to front, shutters, radiator, picture rail.

#### Bedroom 2

3.38m x 2.92m (11' 1" x 9' 7") Double glazed window to rear, radiator, picture rail.

#### Bedroom 3

3.33m x 2.08m (10' 11" x 6' 10") Double glazed window to rear, radiator, picture rail.

#### Bathroom

Double glazed window to side, fitted white suite with bath and shower over, double basin with mixer taps, tiled walls, radiator, extractor.

#### Separate Cloakroom

Low level WC.

### Outside

#### Rear Garden

Approximately 70ft, laid to lawn with paved patio, side access, mature trees and shrubs, second patio area with pergola, summer house with electric (3.76m x 2.74m)

#### Converted Garage

4.01m x 2.29m (13' 2" x 7' 6") Door to front, double glazed doors to rear, power, separate cloakroom.

### Additional Information

#### Council Tax

London Borough of Bromley Band E  
For the current rate please visit:  
[bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Broadband and Mobile

For Broadband coverage at this property, please visit:  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile coverage at this property, please visit:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Utilities

Mains - Gas, Electric, Water and Sewerage.

#### Planning Permission

Planning permission was granted in September 2025 for a rear, side and loft conversion, under Bromley Council reference 25/04368/ - Front porch extension demolition of rear garage single storey rear and side extension. and under 25/03967/LDC - for a Hip to gable loft conversion including rear dormer with Juliet balcony, side roof window and 3 x front rooflights.

