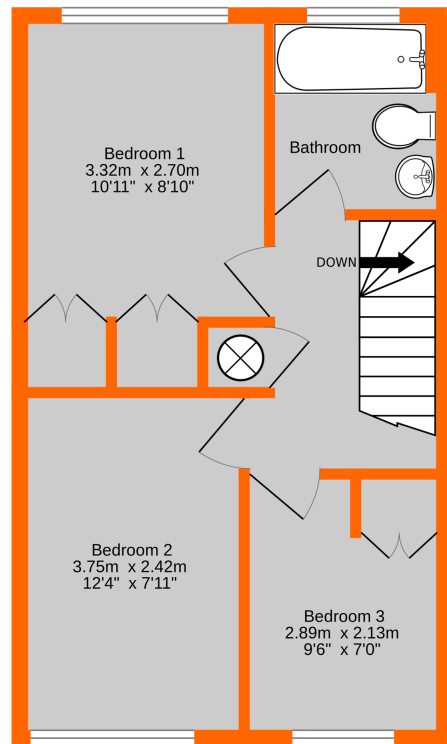
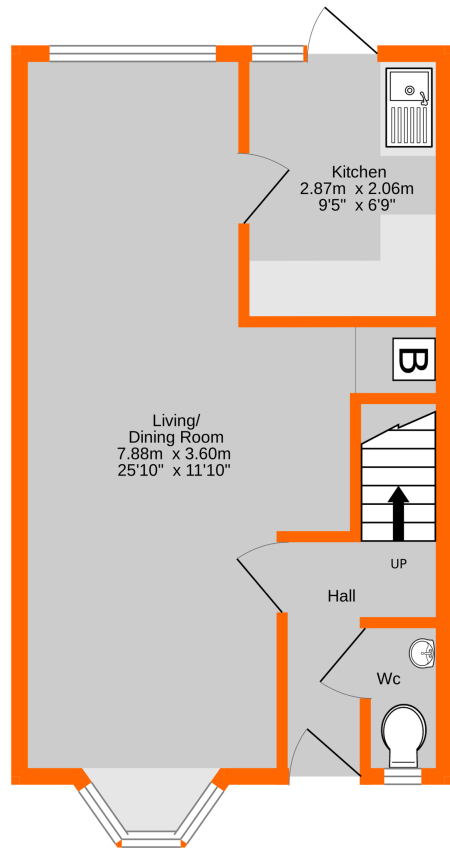


Ground Floor  
36.8 sq.m. (396 sq.ft.) approx.

1st Floor  
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 72.7 sq.m. (782 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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 West Wickham Office - 020 8460 7252

10 Chiltern Gardens, Bromley, Kent BR2 0PT

Chain Free £499,000 Freehold

- Three Bedroom Mid Terrace House.
- White Suite Bathroom.
- Cul-de-sac Location.
- 0.6 Mile Bromley South Station.
- 25' 10" Living/Dining Room.
- Kitchen & White Cloakroom.
- Short Walk Highfield Schools.
- Garage & Attractive 32' Rear Garden.



## 10 Chiltern Gardens, Bromley, Kent BR2 0PT

Chain Free. One of the popular three bedroom mid terrace Georgian style homes, built by Crest Homes and situated in this cul-de-sac position, about 0.6 of a mile from Bromley South Station and High Street, which are within walking distance. Through 25' 10" double aspect living/dining room, with parquet flooring and off this room is the kitchen. White suite cloakroom and white suite bathroom to the first floor. Two of the bedrooms have fitted wardrobes and the property has warm air heating via a Johnson and Starley boiler and is double glazed. Attractive 32' south east facing rear garden with shingle area, lawn and various established shrubs. Garage en-bloc with up and over door. Requiring modernisation including reappointing the kitchen, bathroom, cloakroom, installing a central heating system with radiators and redecorating the house.

### Location

Chiltern Gardens is a cul-de-sac off Caygill Close. Caygill Close is off Cumberland Road and is about 0.6 of a mile from Bromley High Street, with The Glades Shopping Centre, various restaurants, coffee shops and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy, St Mark's Primary and Ravensbourne Secondary schools. Bus services pass along Cumberland Road and Westmoreland Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Woods can be accessed at the junction of South Hill Road and Westmoreland Road.



### Ground Floor

#### Entrance

Via UPVC front door to

#### Hallway

2.59m x 0.88m increasing to 1.63m (5' 4") (8' 6" x 2' 11") Staircase to first floor, warm air vent

#### Cloakroom

1.47m x 0.65m (4' 10" x 2' 2") Double glazed front window, white low level w.c. and wash basin, high level cupboard housing the gas meter

#### Living/Dining Room

7.88m x 3.60m reducing to 2.40m (7' 10") (25' 10" x 11' 10") Double glazed front bay window with a deep sill, double glazed rear window, three warm air vents, under stairs cupboard housing the electric meter and fuse box, recess under the stairs housing the Johnson and Starley boiler, parquet flooring, door to:

#### Kitchen

2.87m x 2.06m (9' 5" x 6' 9") Double glazed rear window, part double glazed stable door to garden, wall and base cupboards and drawers, stainless steel sink and drainer, space for oven, warm air vent

### First Floor

#### Landing

Airing cupboard with slatted shelves housing the hot water tank, access to loft

#### Bedroom 1

3.32m x 2.70m plus wardrobes 0.76m deep (2' 6") (10' 11" x 8' 10") Double glazed rear window, warm air vent, two double louvre fronted fitted wardrobes with a high level storage cupboard above, ceiling spotlights

#### Bedroom 2

3.75m x 2.42m (12' 4" x 7' 11") Double glazed front window, warm air vent

#### Bedroom 3

2.89m including wardrobe x 2.13m (9' 6" x 7' 0") Double glazed front window, warm air vent, double fitted wardrobe

#### Bathroom

2.16m x 1.85m (7' 1" x 6' 1") Double glazed rear window, white suite of bath with a chrome mixer tap and wall mounted Triton T40 shower over to one end, low level w.c. and pedestal wash basin, warm air vent

### Outside

#### Rear Garden

9.86m x 4.82m (32' x 15' 10") Shingle area to rear of house, lawn area, established shrubs, rear access gate, outside tap, storage box

#### Front Garden

Path to front door, lawn

#### Garage

4.71m x 2.28m (15' 5" x 7' 6") En Bloc with up and over door

### Additional Information

#### Council Tax

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

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

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