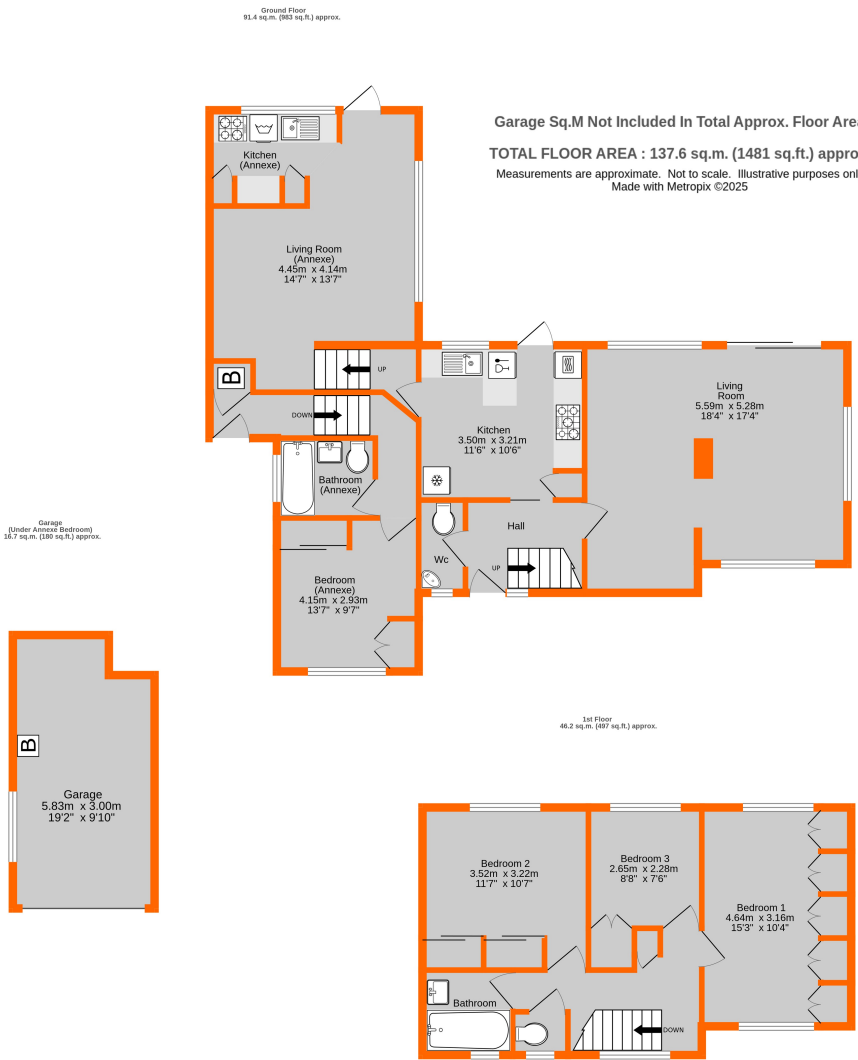
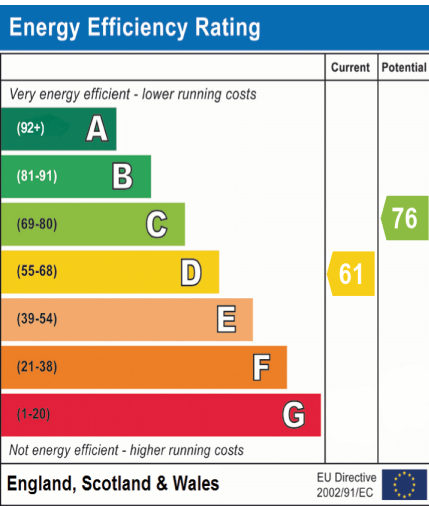




Viewing by appointment with our Bromley Office - 020 8460 4166

10 Elmlee Close, Chislehurst, Kent BR7 5DU

£925,000 Freehold

- Detached Family Home
- Annex Attached
- Scope To Extend/Improve
- Close To Elmstead Woods Station
- Large Plot 0.21 Acres
- No Chain
- Two Garages & Off Street Parking
- Near Bullers Wood School

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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For further details please visit our website - www.proctors.london



10 Elmlee Close, Chislehurst, Kent BR7 5DU

WITH A ONE BEDROOM ANNEX - Nestled within a cul de sac location, close to Elmstead wood station, is this three bedroom detached family home with rare one bedroom self contained annex adjoined to the property. The much loved property has been in the same family since being built and occupies a mature plot of 0.21 of an acre, at the end of this pleasant cul de sac. Offering ample opportunity to remodel and extend like many of the neighbours have already done, this wonderful property offers versatile living accommodation. Internally the property has a large open plan sitting/dining room, kitchen breakfast room, two cloakrooms, family bathroom and three bedrooms in the main house, adjoined to this is the one bedroom split level annex with its own private entrance, connecting door to the house, large lounge, fitted kitchen, double bedroom and bathroom. The property offers views over the larger than average rear garden, being secluded with an integral garage, log cabin, assortment of sheds and a second garage.

Location

Elmlee Close is a cul de sac location within 0.3 of a mile to Elmstead Woods Station with connections into London Cannon Street and Charing Cross. Local schools include Babbington House, Bullers Wood and Elmstead Wood Primary.



Ground Floor

Covered Entrance

Hardwood door into:-

Hallway

Double glazed window to front, wooden flooring as laid, radiator.

Sitting Room

5.60m x 4.65m (18' 4" x 15' 3") Dual aspect with double glazed window to side, rear and front, double glazed door to garden, under stairs storage recess, radiator, feature fire place, wall lights, radiator.

Kitchen/Breakfast Room

3.51m x 3.44m (11' 6" x 11' 3") Double glazed door to garden, double glazed window to rear, range of fitted wall and base units, work tops over, stainless steel sink and mixer tap, integrated double oven, 5 ring gas hob, extractor, space for fridge/freezer, dishwasher, radiator, meter cupboard.

Cloakroom

Double glazed window to front, low level w/c, corner wash hand basin, chrome taps, storage under, radiator.

First Floor

Landing

Stairs to first floor landing, double glazed window to front, built in cupboard.

Bedroom 1

4.65m x 3.15m (15' 3" x 10' 4") Double glazed window to front and rear, double radiator, coved cornice, built in wardrobes.

Bedroom 2

3.52m x 3.22m (11' 7" x 10' 7") Double glazed window to rear, access to loft, radiator, built in wardrobes, airing cupboard housing hot water cylinder.

Bedroom 3

2.67m x 2.30m (8' 9" x 7' 7") Double glazed window to rear, built in cupboard, radiator.

W/C

Double glazed window to front, low level w/c

Bathroom

1.79m x 1.86m (5' 10" x 6' 1") Double glazed window to front, panelled bath, chrome shower mixer, wash hand basin with storage under, chrome mixer taps, tiled walls, radiator.

Annex

Private Entrance

Glazed door into hallway.

Hallway

Radiator, parquet flooring, boiler cupboard and storage.

Lounge

Double glazed window to side, double glazed door to rear, parquet flooring, radiator, wall lights, opens into:-

Kitchen

2.78m x 1.84m (9' 1" x 6' 0") Double glazed window to rear, range of fitted wall and base units, work tops over, space for washing machine and dishwasher, space for fridge/freezer, stainless steel cooker and gas hob, extractor.

First Floor

Landing

Stairs to first floor, glazed window to rear.

Bedroom 1

3.16m x 2.96m (10' 4" x 9' 9") Double glazed window to front, double radiator, built in wardrobe.

Bathroom

Glazed window to side, panelled bath, electric shower, low level w/c, radiator, cupboard housing hot water cylinder.

Outside

Garden

Large corner plot garden approx. 0.21 of an acre, brick paved patio, gate to front, raised lawn with mature trees, timber sheds, log cabin, outside tap, further raised woodland area with pond.

Parking

Off street parking for several cars to the front with a garage to the rear and further garage with up and over door.

Additional Information

Council Tax

London Borough of Bromley Band F
For the current rate please visit: 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.
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage.

Annex EPC

EPC Rating for Annex - E
Current Rating 45 / E
Potential Rating 71 / C
Valid until 5th July 2032

