



£300,000

Imperial Way, Chislehurst, BR7 6JP

Chattertons

Est. 1893

## 2 Bed First Floor Maisonette

Separate bullets with commas

Located in a **QUIET NEIGHBOURHOOD** with lovely **GREEN OUTLOOK** to the rear. This is a **FIRST FLOOR MAISONETTE** with a **PRIVATE GARDEN**.

The accommodation includes good size lounge, **2 DOUBLE BEDROOMS**, kitchen, bathroom with a separate wc.

Offered to the market in **MOVE IN** condition with **DOUBLE GLAZING** and **GAS CENTRAL HEATING** with **COMBI BOILER**.

The property is a **PERFECT FIRST TIME BUY** but would also make for a **GREAT BUY TO LET INVESTMENT**.

Within close proximity to **CHISLEHURST VILLAGE** with the **POND** which is surrounded by a **GREAT RANGE** of shops, services and restaurants and also within easy reach is **NEW ELTHAM MAINLINE STATION** which offers **FAST** and **FREQUENT** access to **LONDON, THE CITY** and **BEYOND**.



**Quiet neighbourhood**

**First floor maisonette**

**2 double bedrooms**

**Lovely green outlook to the rear**

**Private entrance**

**Private garden**

**Good size lounge**

**Perfect first time buy**

**Great buy to let investment**

**Priced realistically**

**Private Entrance**

**Carpeted stairs to the first floor**

**Lounge 16' 3" x 11' 8" (4.95m x 3.55m)**

**Double glazed bay window, radiator, carpet**

**Kitchen 11' 7" x 10' 5" (3.53m x 3.17m)**

**Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, combi baxi boiler, oven and gas hob, laminate flooring**

**Bedroom 1 12' 4" x 10' 6" (3.76m x 3.20m)**

**Double glazed window, radiator, carpet, wardrobe**

**Bedroom 2 10' 6" x 9' 10" (3.20m x 2.99m)**

**Double glazed window, wood flooring, radiator**

**Bathroom**

**Frosted double glazed window, panelled bath with mixer taps, wash hand basin with vanity unit**

**Separate WC**

**Low level wc, frosted double glazed window**

**Rear Garden 55' 8" x 18' 5" (16.95m x 5.61m)**

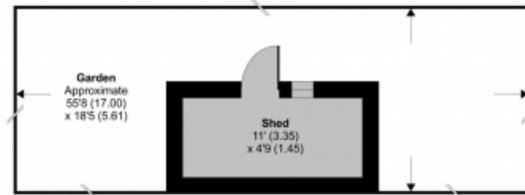
**Laid to lawn with patio area**





## Imperial Way, Chislehurst, BR7

Approximate Area = 702 sq ft / 65.2 sq m  
 Outbuilding = 53 sq ft / 4.9 sq m  
 Total = 755 sq ft / 70.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Chattertons Estate Agents Ltd. REF: 796439

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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