



## Elmstead Lane

Chislehurst, Kent BR7 5EW

*A pretty 3 bedroom mid-terrace house requiring modernisation*



# Elmstead Lane

Guide Price: £400,000

## CHAIN FREE

A pretty 3 bedroom mid terrace home being approximately 10 minute walk from Elmstead Woods station with services to Charing Cross and London Bridge.

Although in need of modernisation and redecoration the property benefits from double glazing, a modern fuse board, boiler and updated wet room.

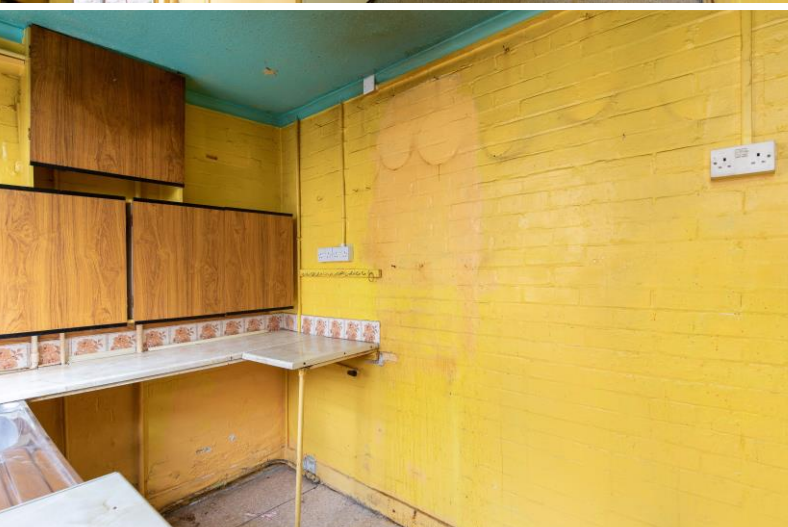
Redhill, Edgebury, St. Vincents primary schools and Babbington House School are also close by. Chislehurst School for Girls is a little further.

Keys with us.



- 3 Bedrooms
- Sitting room
- Kitchen
- Modernised wet room
- Double glazing

- Modern boiler
- Modern fuse box
- Approximately 70ft Garden
- Parking to front
- Chain free

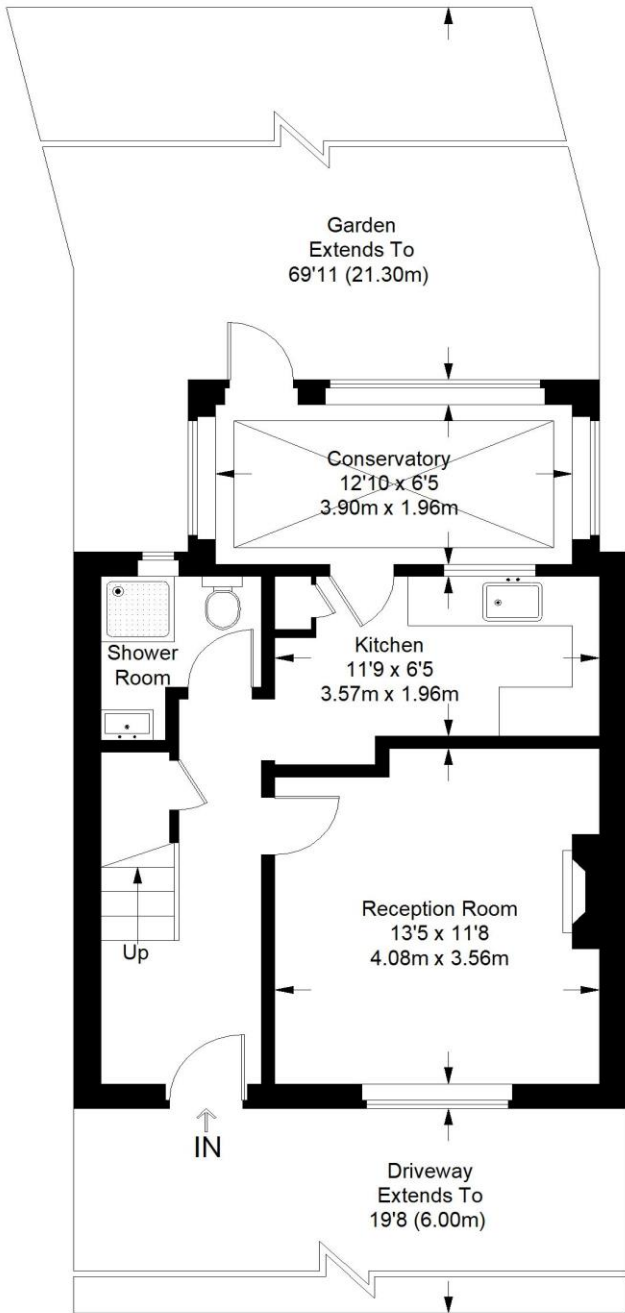




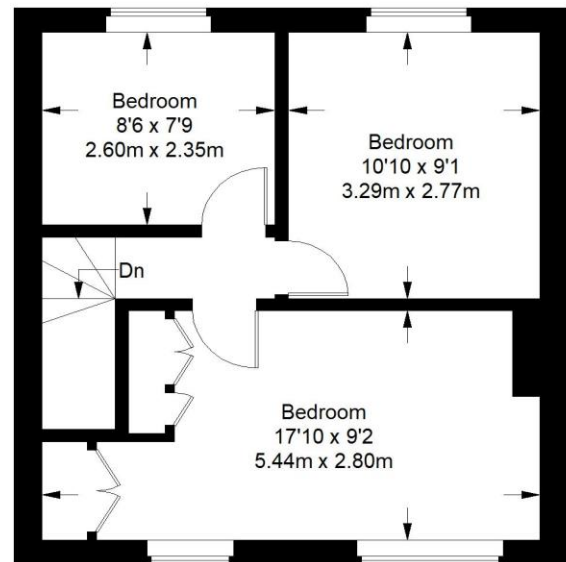




# Elmstead Lane



**Ground Floor = 366 sq ft**



**First Floor = 364 sq ft**

Approximate Gross Internal Area  
GROUND FLOOR (excluding conservatory) = 366 sq ft / 34.00 sq m  
FIRST FLOOR = 364 sq ft / 33.82 sq m  
Total = 730 sq ft / 67.82 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

## Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.





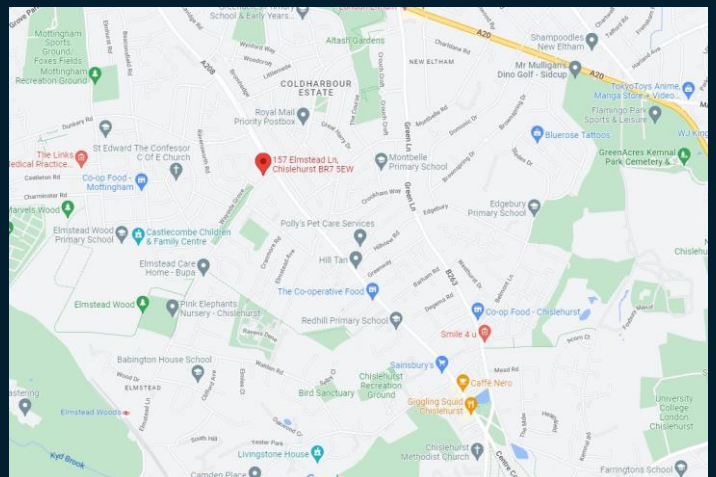
Additional Information:

Council Tax Band: D

Location: CHISLEHURST

Viewing: Via Browne Estates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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