



2 Lydford House 1 Ravens Dene
Chislehurst, BR7 5FL
£1,750 Per Month EPC: C

 **Maguire Baylis**



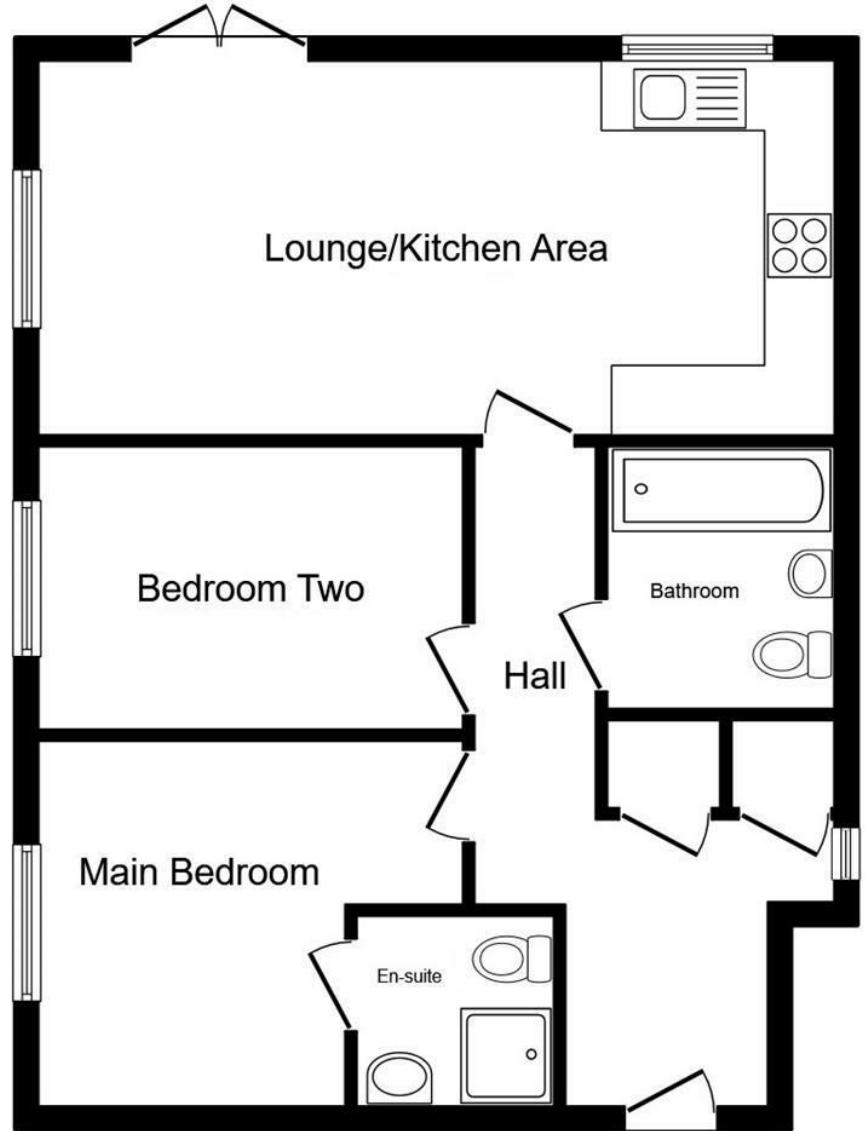
Well Presented Two Bedroom, Two Bathroom Apartment
– Available Immediately

Situated on the ground floor of a well-maintained private development, this spacious apartment offers comfortable and modern living just a short walk from Chislehurst High Street.

The property features two generous double bedrooms, two bathrooms (including an en suite), and a large open-plan living area with a fully fitted kitchen complete with integrated appliances. An allocated parking space is included, and the development is attractively set around a central green.

Conveniently located within easy reach of Elmstead Woods station, offering direct links to London, this unfurnished home is available now.

- WELL PRESENTED GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS ** TWO BATHROOMS
- LARGE OPEN PLAN LIVING ROOM
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE
- PRIVATE DEVELOPMENT SET AROUND A GREEN
- WALKING DISTANCE CHISLEHURST HIGH STREET
- EASY REACH ELMSTEAD WOODS STATION
- AVAILABLE IMMEDIATELY ** UNFURNISHED



Ground Floor

Total floor area 60.8 sq.m. (654 sq.ft.) approx

COMMUNAL HALLWAY

ENTRANCE HALL

A welcoming entrance hallway featuring a double glazed window to the side with fitted shutters; radiator; built-in coats/storage cupboard housing gas boiler; further built-in airing cupboard with pressurised hot water cylinder. Door entry handset.

LOUNGE

15'6 x 10'7 (4.72m x 3.23m)

Double glazed window to front and double glazed French doors to rear opening onto Juliet balcony - both with fitted plantation shutters; radiator; Open plan to:

KITCHEN AREA

10'7 x 7' (3.23m x 2.13m)

Open plan to lounge; double glazed window to rear with fitted shutters; kitchen fitted with a good range of white wall and base units with worktops to two walls; integrated appliances comprising fridge/freezer; dishwasher; washing machine; built-in gas hob with extractor hood and electric oven.

BEDROOM 1

12'10 x 10'4 (3.91m x 3.15m)

Double glazed window to front with fitted shutters; radiator.

EN SUITE SHOWER

Modern suite comprising corner shower cubicle; pedestal wash basin; WC; heated towel rail; extractor fan.

BEDROOM 2

12' x 8'3 (3.66m x 2.51m)

Double glazed window to front with fitted shutters; radiator.

BATHROOM

Double glazed window to side; suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; fully tiled walls; heated towel rail; extractor fan.

COMMUNAL GROUNDS

Extensive and well kept grounds within the private estate.

PARKING

Allocated parking space to rear.

LOCATION

What3words: ///voice.think.tunnel

COUNCIL TAX

London Borough of Bromley - Band E



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.