



Cranmore Road, Chislehurst, BR7 6EP
Guide price £600,000 Freehold

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The Homes Group are proud to present to the market this three bedroom semi-detached house in Chislehurst. Located within a mile of Elmstead Woods station and catchment area of Redhill Primary & Bullers Wood schools.

Accommodation includes two reception rooms, a good-sized kitchen, ground floor cloakroom with three bedrooms and family bathroom on the first floor. The home also benefits from an integral garage, parking for two cars and a 100' rear garden.

Entrance Hall

13'1" x 5'8" (3.99m x 1.73m)

Living Room

12'5" x 10'1" plus bay (3.78m x 3.07m plus bay)

Dining Room

12'5" x 10'9" (3.78m x 3.28m)

Kitchen

16'6" x 5'8" widening to 6'0" (5.03m x 1.73m widening to 1.83m)

Lobby/Utility

4'6" x 3'3" (1.37m x 0.99m)

Cloakroom

Landing

Bedroom One

12'5" into wardrobes x 10 (3.78m into wardrobes x 3.05m)

Bedroom Two

11'5" into wardrobes x 11' (3.48m into wardrobes x 3.35m)

Bedroom Three

14'4" x 6'1" widening to 7'8" (4.37m x 1.85m widening to 2.34m)

Bathroom

7'8" x 5'7" (2.34m x 1.70m)

Garden

106 (32.31m)

Garage

12'6" x 8'1" (3.81m x 2.46m)

Driveway

Tenure - Freehold

Council Tax - Band E





Ground Floor

Approx. 53.6 sq. metres (576.8 sq. feet)




First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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