

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holmdale Road

Chislehurst, BR7 6BZ

Council Tax: E

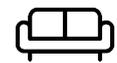
Offers In Excess Of £500,000



3



1



2



E



# 42 Holmdale Road

Chislehurst, BR7 6BZ

Offers In Excess Of £500,000



**Reception Area 1**  
13'5" x 11'1" (4.11m x 3.40m)

**Dining Area**  
11'10" x 9'10" (3.61 x 3.02)

**Kitchen**  
8'7" x 6'3" (2.63m x 1.93m)

**Bedroom 1**  
13'8" x 10'0" (4.19m x 3.05m)

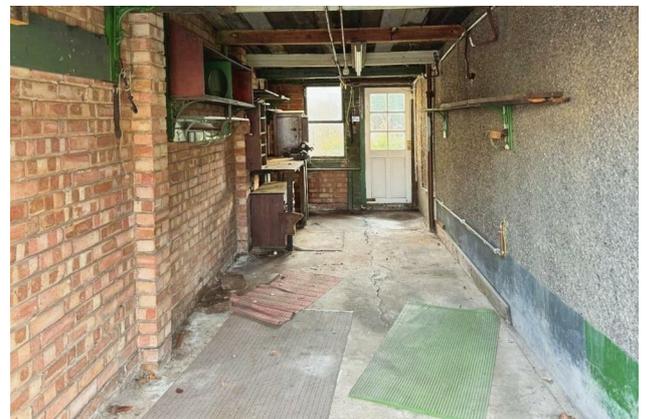
**Bedroom 2**  
12'0" x 10'5" (3.66m x 3.20m)

**Bedroom 3**  
8'0" x 6'7" (2.46m x 2.01m)

**Bathroom**

**Garage**  
23'1" x 7'8" (7.06m x 2.36m)

**Garden**  
62'2" x 26'2" (18.95m x 8m)



This three-bedroom semi-detached house, with attached garage and private driveway, presents a notable opportunity for buyers seeking a well located property in Chislehurst with scope for modernisation. Offered with no upward chain, this is a probate sale with grant obtained, allowing for a straightforward purchase. Internally, the property comprises one through reception room, a fitted kitchen, three bedrooms, and a bathroom. The accommodation layout suits those wishing to create a tailored living environment, offering the potential to modernise and refresh to individual specifications. Potential to enlarge/extend the accommodation exists subject to obtaining the usual consents. Families will appreciate the property's proximity to well-regarded schools in the area, notably Edgebury Primary School, which is conveniently situated for easy access. Belmont Open Space providing a pleasant environment for outdoor recreation and leisure is just a short distance away, whilst Chislehurst High Street is easily reached offering a diverse range of shops, restaurants, cafés, and everyday conveniences. Public transport options in the vicinity are accessible, with Chislehurst railway station located approximately 1.2 miles from Holmdale Road. The station provides regular services to London Charing Cross and Cannon Street, with journey times to central London typically around 30 minutes. Local bus routes also connect neighbouring areas, supporting travel across Bromley and towards central London. The area benefits from a selection of further amenities including health facilities, community centres, and additional green spaces.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



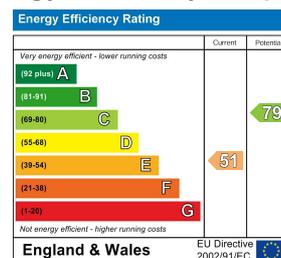
Total floor area: 94.6 sq.m. (1,018 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hunters Bromley & Chislehurst Office on 020 8464 2555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.