

## Elmlee Close, Chislehurst

Hunters Exclusive Homes are delighted to present to the market a truly exceptional family residence that, to all intents and purposes, is a newly built home rather than an extension to the home that once occupied this most generous plot in this select cul-de-sac.

**Asking Price £1,585,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Elmlee Close, Chislehurst

## DESCRIPTION

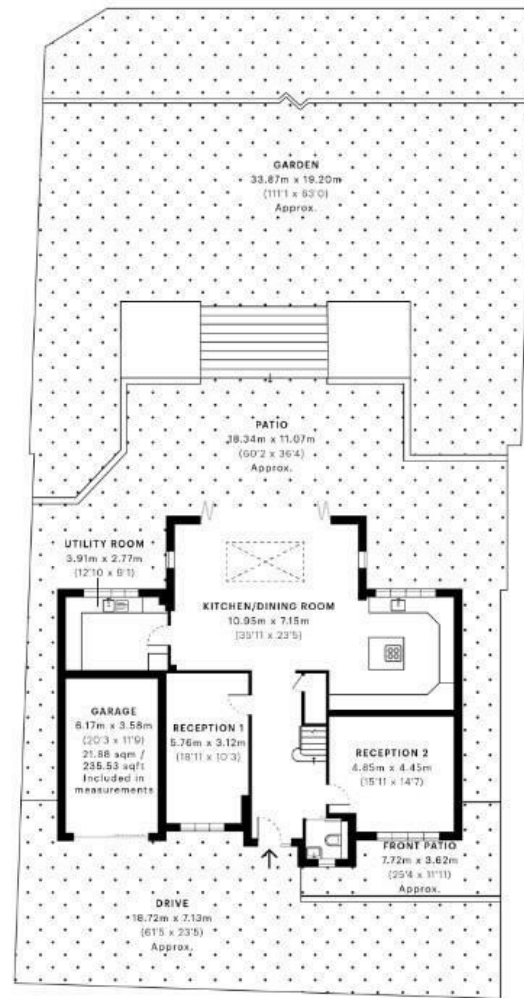
Hunters Exclusive Homes are delighted to present to the market a truly exceptional extended family residence that, to all intents and purposes, appears to be newly built home rather than an extension to the home that once occupied this most generous plot in this select cul-de-sac. Offering spacious and versatile accommodation designed to meet the requirements of modern day living, the accommodation is arranged over three floors and is worthy of an early inspection to avoid disappointment. Externally there is a family size garden to the rear, whilst to the front a carriageway drive provides off the road parking as well as access to the integral garage. For the commuter. Elmstead Wood Station (one of the nicest in Greater London) is within a short walk and falls within Zone 4. Several well respected schools within the state and private sectors can be found in the surrounding area, including, Bebbington House, Eltham College, and Bullers Wood schools.

- Newly Built
- Six Bedrooms
- Four Bathrooms
- Cul-de-sac location
- Walk to station
- Good size garden
- In-out driveway
- No chain
- Keys held for viewing

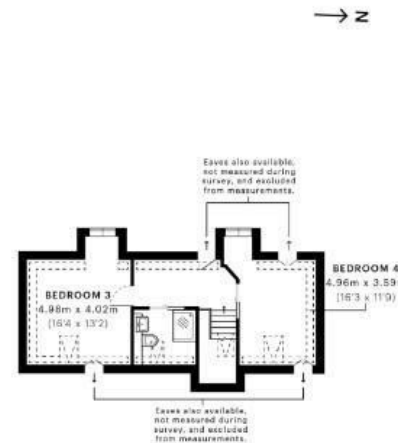








Ground Floor



Second Floor



First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
328.64 sqm / 3537.45 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes warehouses, restricted head height  
283.62 sqm / 3052.86 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
8.21 sqm / 88.37 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 322.03 sqm / 3466.30 sqft  
IPMS 3C RESIDENTIAL 306.00 sqm / 3293.78 sqft  
\*Excluded from measurements  
SPEC ID 62fe769d063b580e10055cb7

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

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