



**17 Newton Park Place, Chislehurst
BR7 5BF
£2,250 Per month**

Set in a private gated development with beautifully maintained grounds and not far from Elmstead Woods mainline railway station is this stunning two double bedroom house comprising porch, open plan kitchen/living/dining room, utility room and downstairs cloakroom then leading to the secluded patio courtyard garden which is a perfect setting for outside al fresco dining.

Upstairs there is a double bedroom with fitted wardrobes leading to a luxury fully tiled en-suite shower room and a further second double bedroom again with fitted wardrobes leading to a luxury fully tiled bathroom - both bathrooms with underfloor heating.

The Master bedroom has French doors opening onto a balcony to the front of the property overlooking the grounds.

Only internal viewing of this house will satisfy any thoughts around the indulgent, tasteful interior and accommodation that is provided with endless benefits including wood effect quality Italian porcelain tiled flooring with underfloor heating to the kitchen/lounge/dining area, granite worktops with integrated Bosch halogen 5 ring hob, integrated dishwasher, integrated fridge/freezer, integrated Bosch double oven and microwave and integrated Bosch coffee machine.

The utility room houses a washing machine and tumble-drier.

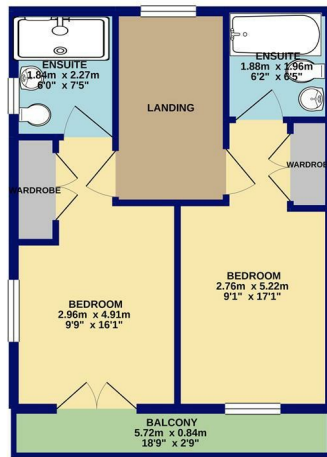
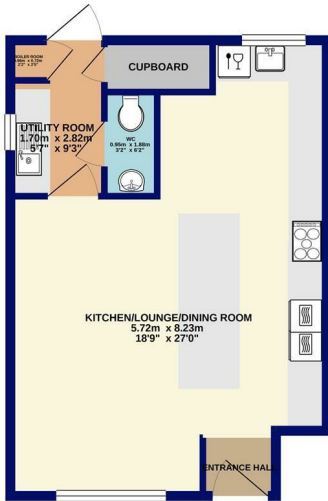
There is also a private garage which has been converted into two sections and is currently used as a gym area.





GROUND FLOOR
46.0 sq.m. (495 sq.ft.) approx.

1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA - 87.1 sq.m. (937 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	