



Chestnut Grove | Joydens Wood, DA2 7PG



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Asking Price £435,000 Freehold

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# Chestnut Grove,

Located on a sought-after road in Joydens Wood and within walking distance to schools, shops, parks and over 300 acres of woodland is this immaculately presented 3 bedroom mid-terrace family home.

## Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- Fully Double Glazed
- Gas Central Heating
- Off Road Parking for 3 cars
- Garage
- Close to Shops
- Close to Schools



## Interior

**Entrance Hall** UPVC door to front. Understairs storage. Radiator. Carpet.

**Storage Cupboard** Large storage cupboard housing boiler. Potential to convert into ground floor WC or utility.

**Through Lounge** Double glazed window to front. double glazed French doors and window to rear. Radiator x2. Feature fireplace. Carpet.

**Kitchen** Double glazed door and window to rear. Range of wall and base units with work surface over. Stainless steel sink, rinser and drainer with mixer tap. Integrated double oven, electric hob and extractor over. Space for fridge freezer. Wood laminate flooring.

**Landing** Loft access. Storage cupboard. Carpet.

**Bedroom 1** Double glazed window to front. Radiator. Carpet.

**Bedroom 2** Double glazed window to rear. Radiator. Carpet.

**Bedroom 3** Double glazed window to front. Over stairs cupboard. Radiator. Carpet.

**Bathroom** Double glazed window to rear. Fully tiled. Panelled bath with shower over. Low level WC. Pedestal sink. Chrome heated towel rail.

## Exterior

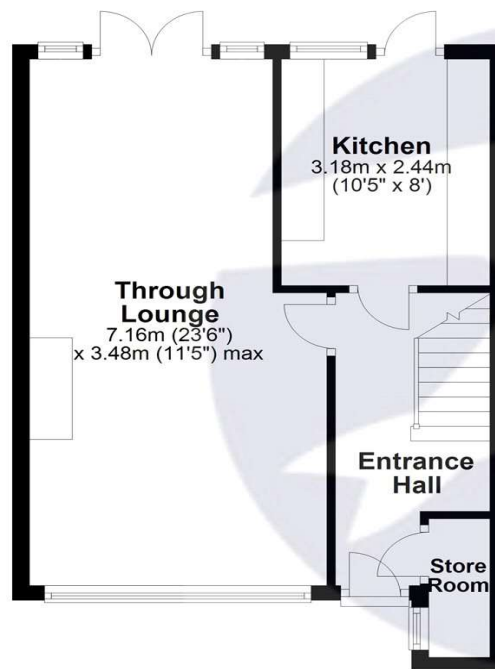
**Front** Driveway for 2 cars.

**Garden** Mature garden with a variety of plants, and shrubs. Garden shed. Outside tap. Patio area.

**Garage** Single garage 'en-bloc' with an up and over door. Additional parking space in front of garage.

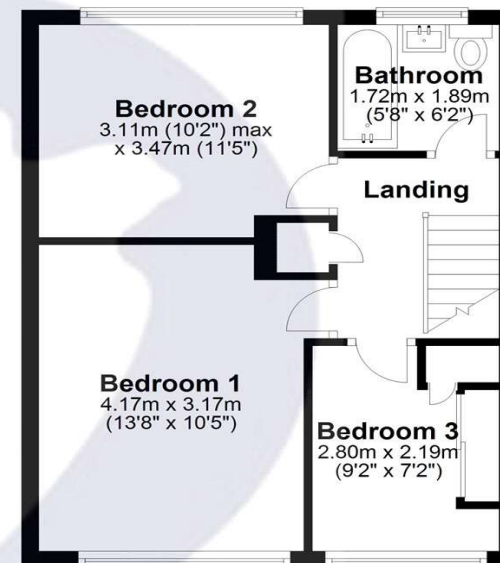
### Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)

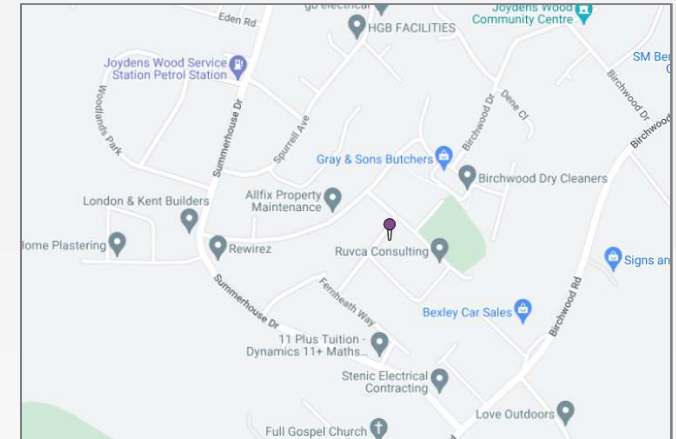
Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Chestnut Grove, Joydens Wood, DA2 7PG



\*All distances from branch postcode. Train time from nearest station.

## Additional Information

Joydens Wood is an 'urban village' located between Bexley and Wilmington, with a tranquil woodland managed by the Woodland Trust at its heart. The woodland spans an impressive 333 acres, and is home to a variety of trees, plants, wooden sculptures and remains dating back to Roman times.

Furthermore, Joydens Wood has a selection of popular primary schools and provides convenient access to both Wilmington Grammar schools. Local family-run businesses include a post office, a newsagents, a dry cleaners, a launderette and a butchers.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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