



9 Queens Passage, Chislehurst, BR7 5AP
£775,000

9 Queens Passage, Chislehurst,
BR7 5AP

- Three Well-Proportioned Bedrooms
- Two Modern Bathrooms
- Excellent Condition Throughout
- Moments From the High Street and Common
- Within Walking Distance to Shops and Restaurants
- Private Driveway Parking for 2/3 Cars
- Council Tax Band F



A Rare Village Home with Driveway Parking & Courtyard Garden

Ideally positioned in the heart of Chislehurst Village, 9 Queens Passage is a beautifully presented and highly desirable three double bedroom terraced home, arranged over three floors, offering a superb blend of modern comfort, style and an exceptional setting.

Tucked away in this charming and exclusive location, the property is one of only four houses along Queens Passage and enjoys an attractive outlook, situated opposite the Old Chapel with beautiful rear views towards the Annunciation Church spire.

The ground floor offers a stunning open-plan kitchen, dining and living area, perfectly suited to modern family life and entertaining. This impressive space benefits from underfloor heating and a striking exposed brick feature wall. Large bi-fold doors open directly onto an attractive courtyard garden, creating a seamless connection between indoor and outdoor living. A convenient downstairs WC completes the ground floor.

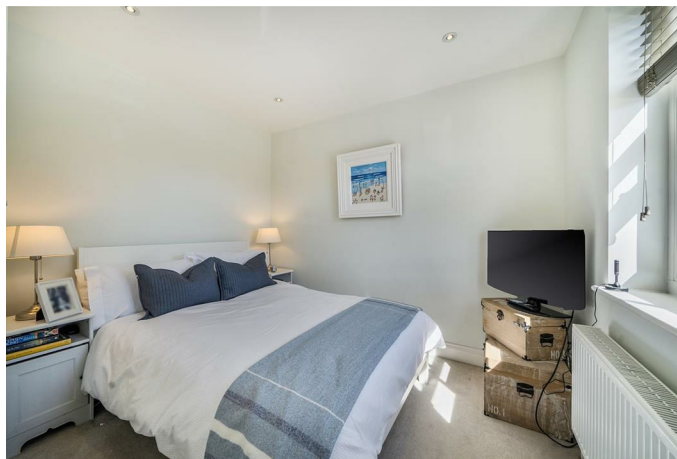
The first floor provides two generous double bedrooms, both featuring built-in wardrobes, along with a stylish family bathroom with underfloor heating. The second floor is dedicated to the impressive master bedroom suite, again with built-in wardrobes and a contemporary en-suite shower room, complete with a window and underfloor heating.

Further highlights include double glazed wooden sash windows throughout, an alarm system, and a private driveway providing off-street parking for up to three cars. The high-quality fitted kitchen includes integrated Siemens oven, microwave, dishwasher, fridge freezer, gas hob and extractor hood.

Perfectly located for enjoying the best of Chislehurst, the property is just minutes from Chislehurst High Street, offering a fantastic selection of coffee shops, restaurants and independent shops, along with everyday amenities. The beautiful open spaces of Chislehurst Common and the ponds are also only moments away.

Viewing

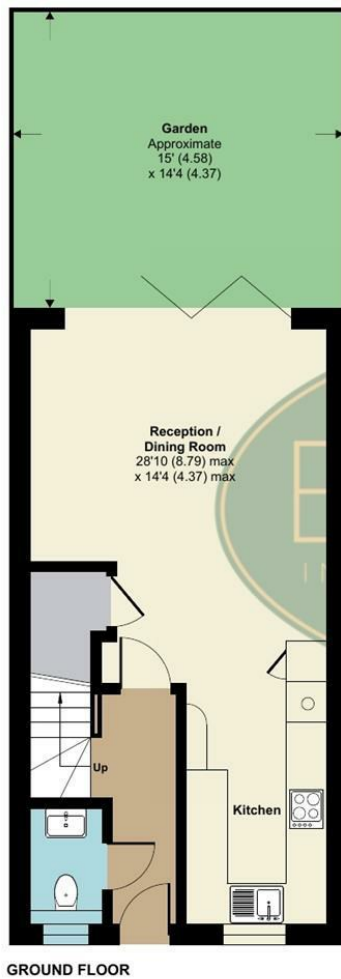
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



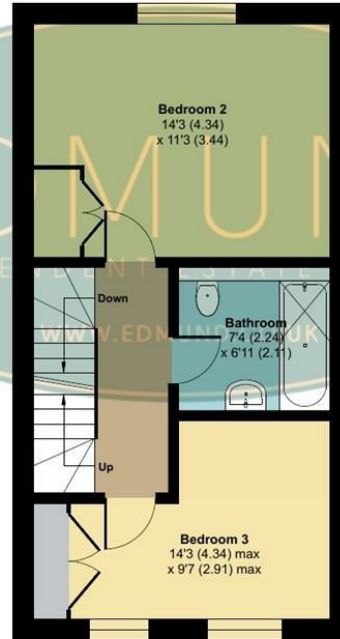
Queens Passage, Chislehurst, BR7

Approximate Area = 1158 sq ft / 107.6 sq m

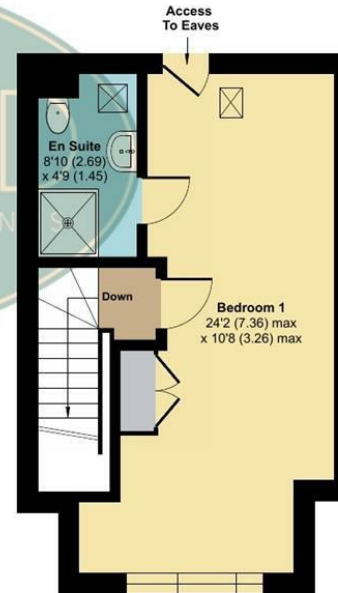
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GROUND FLOOR



FIRST FLOOR




SECOND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Edmund Estate Agents. REF: 1436561

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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 	

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