



Chislehurst BR7
Offers in excess of £1,450,000

Description:

We are pleased to offer this beautifully proportioned family home which comes to the market in excellent decorative order and features a spacious square entrance hall with a heated limestone floor making a very welcoming sight.

The bright and airy accommodation comprises a good sized lounge and study. The dining room is oak panelled which adds atmosphere and character to the house. The kitchen is attractively fitted with a range of quality 'Mark Wilkinson' units and also features a limestone heated floor. The first floor boasts five large bedrooms and two modern bathrooms, one of which is ensuite to the main bedroom.

The house sits on a very generous, secluded plot with ample space for extension, subject to obtaining the usual consents. There is a single garage attached to the house as well as a large double garage at a lower level with a terrace above.

Situated in one of Chislehurst's most exclusive gated roads of similar type properties half a mile from Chislehurst station, an early viewing of this wonderful house is strongly recommended.



Directions: From Chislehurst station turn left into Chislehurst Road and proceed up the hill towards Bickley. Merlewood Drive is on the right.

Tenure: Freehold

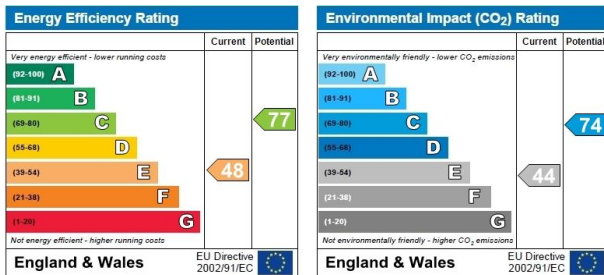
Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Lounge	21'11 x 11'2
Dining Room	18'1 x 13'
Study	13'8 x 9'11
Kitchen/Breakfast Room	22'4 x 11'
Utility Room	7'7 x 6'7
First Floor Landing	
Master Bedroom	18'11 x 13'3
Dressing Room	9'3 x 6'1
Ensuite Bathroom	
Bedroom 2	18'1 x 13'2
Bedroom 3	13'3 x 10'10
Bedroom 4	13'9 x 11'1
Terrace	11'1 x 8'4
Bedroom 5	13'3 x 10'10
Bathroom	
Outside	
Garage	25'7 x 20'
Garden	119'5 x 85'11



Please contact the branch for a complete copy of the EPC document



Denehurst

APPROX. GROSS INTERNAL FLOOR AREA 2630.48 SQFT / 244.38 SQM. Ex GARAGE .



GARAGE

GROUND FLOOR

FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.
 Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Chislehurst

41 High Street, Chislehurst, Kent BR7 5AE

020 8325 8000

ech@jdmonline.com



jdm
ESTATE AGENTS