



Chislehurst BR7
£975,000

jdm
ESTATE AGENTS

Description:

Jdm are pleased to offer this spacious detached family home situated in the highly regarded Manor Park area of Chislehurst. Occupying a generously wide plot extension is possible to both sides of the house subject to obtaining the usual consents.

Other features include a good sized welcoming hall with an attractive staircase ascending to a light and airy galleried landing, a kitchen fitted with a range of wall and base units with granite work tops and two large reception rooms. The first floor boasts four bedrooms and two bathrooms, one of which has been recently refitted with a contemporary white suite.

The rear garden is not particularly deep but is very wide and is mainly laid to lawn with a patio area. With a pleasant southerly aspect it is a real sun trap. There is a double garage to the side accessed by a driveway offering ample parking.

Situated in a very popular location close to National Trust land and woods the location is excellent for families and dog walkers. Royal Parade with its wide variety of shops and restaurants is only half a mile away.



Directions: From the war memorial at Royal Parade proceed down St Pauls Cray Road towards Petts Wood. Turn right into Manor Park. About half way down on the right turn right towards Manor Place. The house is on the left.

Tenure: Freehold

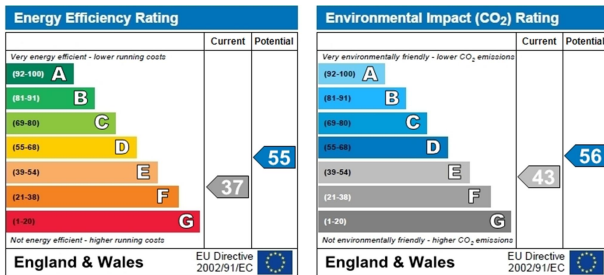
Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley



Room Dimensions:

Hall	
Lounge	26'9 x 14'
Dining Room	15'9 x 14'6
Kitchen/Breakfast Room	12' x 10'5
Utility Room	
Cloakroom	
Landing	
Bedroom 1	15'9 x 12'1
Ensuite	
Bedroom 2	15'8 x 12'3
Bedroom 3	12'4 x 10'8
Bedroom 4	12'1 x 10'9
Family Bathroom	
Garden	85'8 x 36'11
Garage	20'8 x 17'6

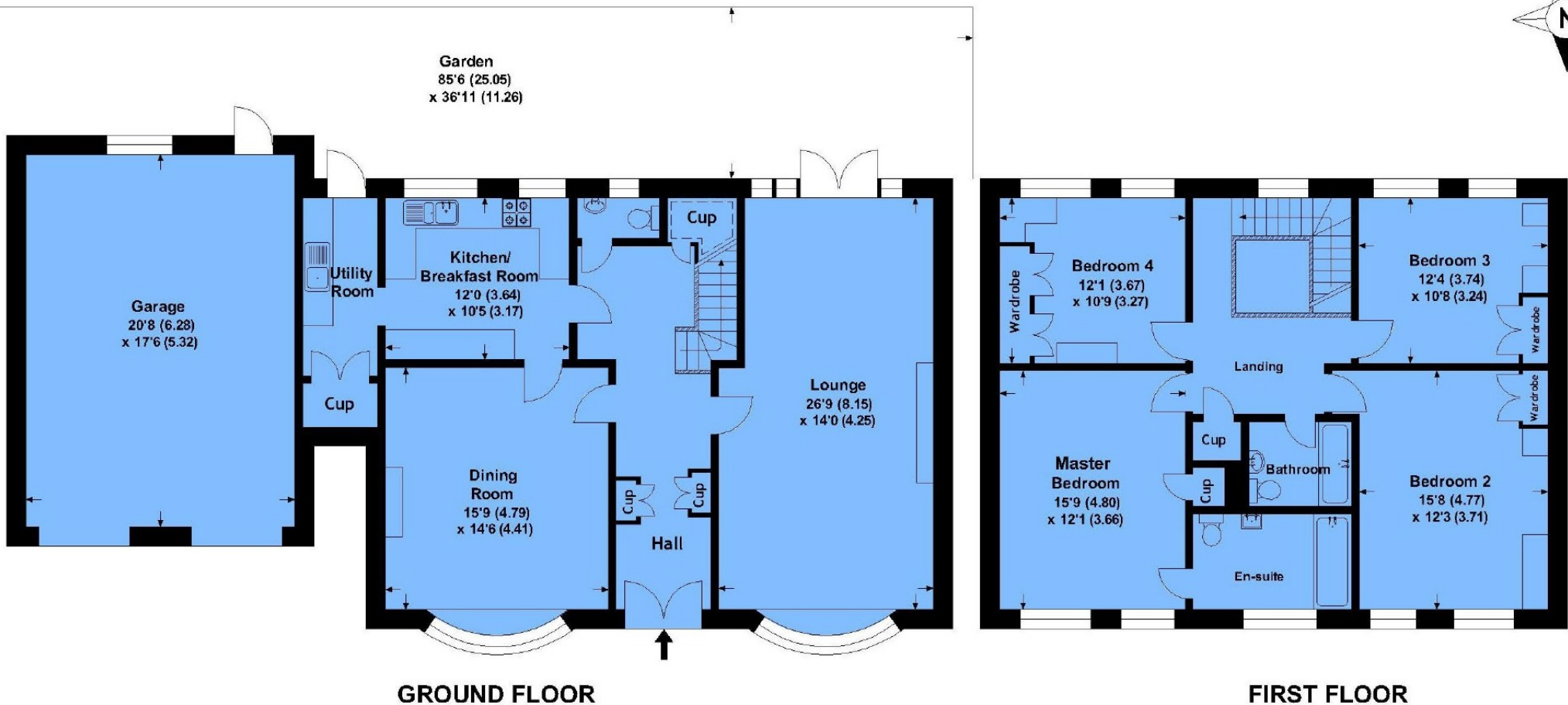


Please contact the branch for a complete copy of the EPC document



Caroline House

APPROX. GROSS INTERNAL FLOOR AREA 2315.53 SQFT / 215.15 SQM. INCL. GARAGE



Garden
85'6 (25.05)
x 36'11 (11.26)

Garage
20'8 (6.28)
x 17'6 (5.32)

Utility Room

Kitchen/
Breakfast Room
12'0 (3.64)
x 10'5 (3.17)

Dining Room
15'9 (4.79)
x 14'6 (4.41)

Lounge
26'9 (8.15)
x 14'0 (4.25)

Hall

Bedroom 4
12'1 (3.67)
x 10'9 (3.27)

Bedroom 3
12'4 (3.74)
x 10'8 (3.24)

Landing

Master
Bedroom
15'9 (4.80)
x 12'1 (3.66)

Bedroom 2
15'8 (4.77)
x 12'3 (3.71)

En-suite

Bathroom

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

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