



Chislehurst BR7  
£1,400,000

**jdm**  
ESTATE AGENTS

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**Description:**

This impressive detached family home enjoys views over National Trust woodlands and has easy access to both Petts Wood and Chislehurst.

The house, built in 1932, has been lovingly cared for over the past 32 years by its current owners with no expense spared and they have kept the property extremely well maintained and up to modern standards. The property includes a stunning orangery by Priory and a Second Nature kitchen fitted only two years ago with granite worktops and Amtico flooring. The family bathroom has Villeroy and Bosch furniture while the remaining bathrooms and cloakrooms are fitted out with Shades furniture.

On the ground floor the accommodation currently comprises a good size entrance hall, a sitting room, a dining room with Inglenook style and a Claygate fireplace, a kitchen, orangery and annexe. Off the kitchen there is a utility room and a cloakroom. The orangery gives access to the annexe, which could be completely self-contained, and this comprises a sitting room/kitchen, a bedroom, a shower/toilet and direct access to the garage.

Upstairs there are three bedrooms. The master has a dressing room and ensuite bathroom. There is also a family bathroom and a separate cloakroom.

Outside, the rear garden is a true delight. Well stocked and secluded.

The property also has electronic gates giving access to a tarmacadam drive.

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**Directions:** From our office in Station Square PW turn left and bear right into Petts Wood Road. At the roundabout turn left into Chislehurst Road, which then becomes Orpington Road.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hallway	15'10 x 9'9
Dining room	19'6 x 12'5
Lounge	20'4 x 11'10
Kitchen	19'4 x 10'2
Utility	6'5 x 4'11
Downstairs Cloakroom	
Orangery	20'5 x 11'7
Annex - Sitting room/ kitchen	16'6 x 12'11
Bedroom four	15'1 x 7'7
Bathroom room	8'2 x 4'3
Stairs to first floor	
Separate cloakroom	
Bathroom	8'0 x 7'3
Master bedroom	19'7 x 12'6
Bedroom two	14'5 x 12'8
Bedroom three	
Garage	
Garden	160' x 70' approx



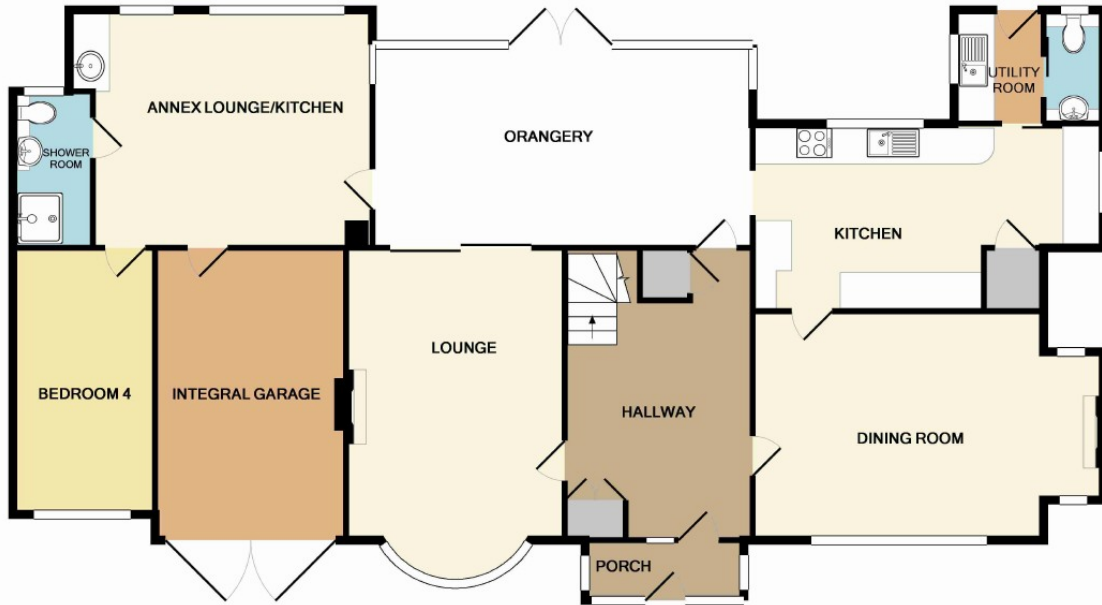
Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 1623 SQ.FT.  
(150.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 865 SQ.FT.  
(80.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2488 SQ.FT. (231.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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**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 Petts Wood**

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