



Bickley BR1
£1,300,000

jdm
ESTATE AGENTS

Description:

Built to a high standard by Portland Homes in 2003 we are pleased to offer this attractively presented four bedroomed detached house situated in a select gated close.

The generously proportioned accommodation is both light and airy and comprises a welcoming entrance hall with wooden flooring, a good sized lounge with a feature brick fireplace and a wood burner inset, a study and a kitchen fitted with a range of quality Chambers units. There is open plan access to the orangery which makes an ideal dining area. The ground floor also offers a modern cloak room, dining room and double garage.

To the first floor are four bedrooms and three bathrooms which are fitted with contemporary white suites. Two of these are ensuite and the master bedroom boasts a dressing room. Parking is provided by the double garage and the driveway and there is a pleasant small and secluded garden at the rear.

The location is excellent being a third of a mile from Bickley station and local shops, a mile from Bullers Wood School, and a mile and a quarter from Chislehurst station. Bustling Bromley town centre is within two miles.



Directions: From Bickley station proceed down Southborough Road towards Bromley Common. Laurel Gardens is just before the bend on the left.

Tenure: Freehold

Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley

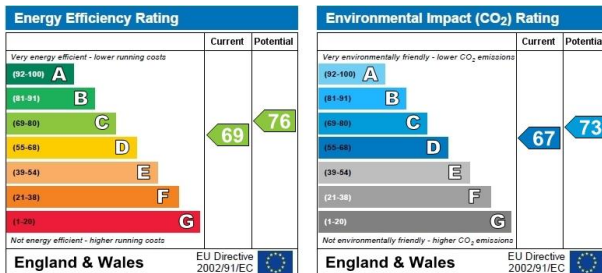


Room Dimensions:

Entrance Hall	
Cloakroom	
Lounge	19'4 x 14'11
Dining Room	14'9 x 13'
Study	9' x 6'10
Kitchen/Breakfast Room	14'3 x 12'5
Conservatory	13'7 x 13'2
First Floor Landing	
Master Bedroom	14'11 x 13'
Dressing Room	
Ensuite Bathroom	
Bedroom 2	14'10 x 12'4
Ensuite Shower Room	
Bedroom 3	14'5 x 12'4
Bedroom 4	11'5 x 8'9
Bathroom	
Outside	
Garage	20'8 x 16'5
Garden	38'10 x 35'6



Please refer to www.jdmestateagents.com to see our full Area Guides.



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



Laurel Gardens

APPROX. GROSS INTERNAL FLOOR AREA 2593.69 SQFT / 240.96 SQM.INC 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

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