



Chislehurst BR7  
£1,295,000

**jdm**  
ESTATE AGENTS



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**Description:**

Situated in the ever popular Marlings Park Avenue is this superb four bedroom detached house which has been extended and recently refurbished throughout. In our opinion the finish is of an extremely high standard and, with a garden measuring over 130ft long, the property must be viewed to be fully appreciated.

This charming home is accessed via a substantial drive with the accommodation comprising hallway with rooms to the right and left. Originally the lounge and dining room, these are now being used as a study and a play room. As you continue down the hallway you will come to the stunning kitchen diner/family room. The room measures 30ft x 21ft (max) and incorporates ample storage with integrated appliances, a substantial island, dining space and sofa area. Bi folding doors provide a delightful view of the garden and the utility room, cloakroom and integral garage can also be found to the ground floor.

To the first floor are four double bedrooms and the family bathroom with bath and separate shower. The impressive master bedroom has two separate dressing areas as well as an ensuite bathroom.

The aforementioned garden can be found to the rear which is mainly laid to lawn. To the front of the property is off street parking for several cars.

Internal viewing comes highly recommended.



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**Directions:** From Chislehurst War Memorial proceed along St Pauls Cray Rd, which leads into Orpington Road then take the first turning on the left into Marlings Park Avenue.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hall	7'3 x 7'3
Family Room	17'6 x 12'6
Kitchen/Living Room	30'9 x 25'1
Office	12'8 x 11'9
Study	15'1 x 8'6
Stairs to First Floor	
Master Bedroom	30'9 x 15'2
En-suite	
Walk-In Wardrobe	
Bedroom Two	17'8 x 13'1
Bedroom Three	14'10 x 12'6
En-suite	
Bedroom Four	
Bathroom	
Garden	135' x 55' (approximately)
Garage	16'2 x 7'6



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

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

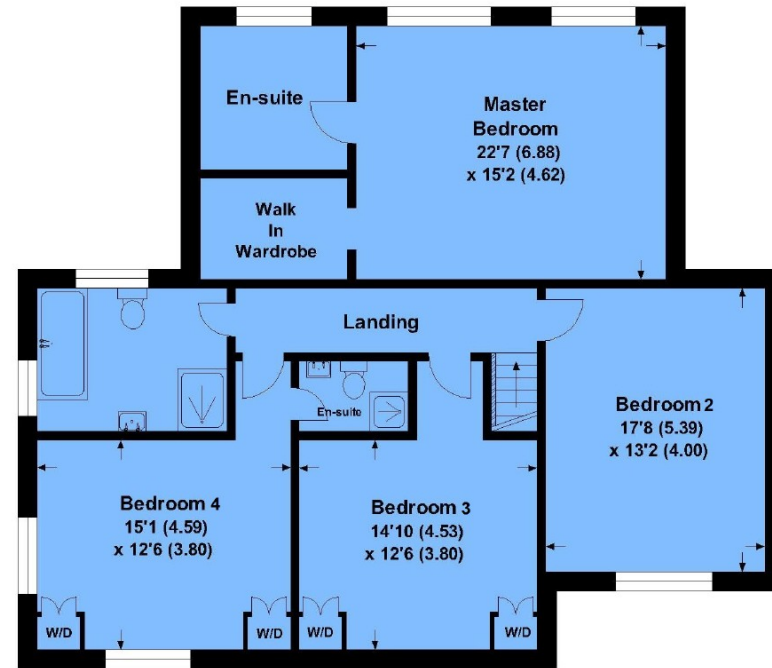


# Marlings Park Avenue

APPROX. GROSS INTERNAL FLOOR AREA 2711.41 SQFT / 251.89 SQM



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.

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