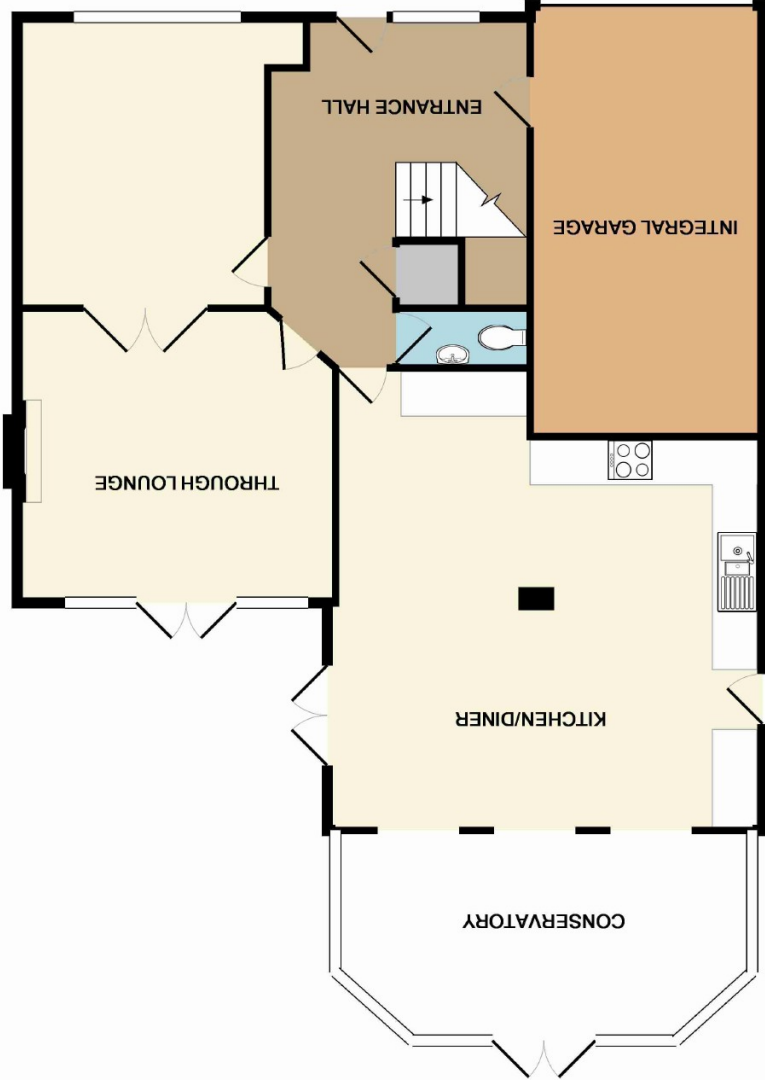


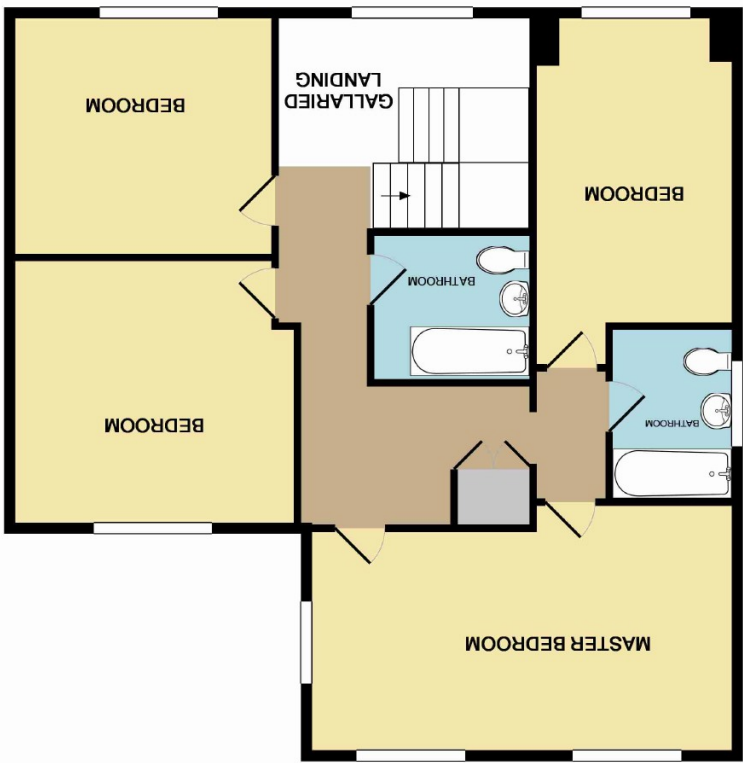
jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. 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.

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. Made with Metropix ©2015

GROUND FLOOR
APPROX. FLOOR
AREA 1202 SQ. FT.
(111.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 911 SQ. FT.
(84.6 SQ.M.)



Description:

GUIDE PRICE £900,000 - £925,000

Detached four/five bedroom family home located on the popular Marlings Park with access to two mainline railway stations offering excellent services to London Termini.

This home offers huge potential to extend to the rear, subject of course to the usual planning consents.

Currently internally the property comprises an impressive hallway with feature staircase, cloakroom, through lounge, with doors dividing to give two reception areas. The kitchen/diner is open plan to the conservatory. Upstairs are four bedrooms, the master bedroom having two doors to the landing and could be divided to create a fifth bedroom or an en-suite bathroom. There are two bathrooms on the first floor.

To the rear of the property is a large mature and secluded delightful garden and to the front is a sizeable driveway leading to the integral garage which also has a door into the entrance hall of the house.

An internal viewing is strongly recommended to appreciate the potential and the sizeable accommodation already offered.



Directions: From Chislehurst Rd take the 3rd turning on the right into Marlings Park. Follow the road around to the left and Berens Way is the first turning on the right.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley

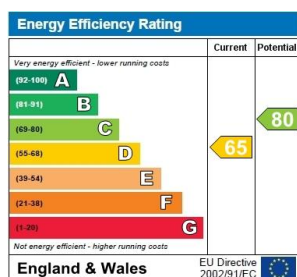


Room Dimensions:

Hallway	
WC	
Through Lounge	26'10 x 13'11 (max)
Kitchen/Diner	22'3 x 18' 8
Conservatory	18'4 x 9'0
Stairs to First Floor	
Master Bedroom	19'3 x 11'10 (max)
Bedroom Two	12'8 x 11'10
Bedroom Three	10'11 x 10'9
Bedroom Four	14'1 x 8'9
Bathroom One	7'1 x 6'1
Bathroom Two	7'8 x 5'7
Garden	126' x 45' (approximately)
Garage	
Off-street Parking	



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



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

