



Chislehurst BR7
Guide price £1,150,000 to £1,200,000

Description:

Guide price - £1,150,000 - £1,200,000

Is this house extended? Yes, but you wouldn't know it because the foresight and vision of the current owners have turned a mediocre mid twentieth century house into a fabulous contemporary home which feels like it was designed and built this way by a twenty first century architect. Upon entering this ideal family home one is greeted by a welcoming entrance hall which gives access to all the principle rooms with stairs ascending to the upper floors. The heart of the house is the capacious, light and airy kitchen/diner which has been well appointed with a range of modern wall and base units with composite work tops and an array of integral appliances. Although retaining their distinctive areas there is open plan access to the lounge and family room making this an ideal home for those that love to entertain. The ground floor also boasts a study, utility room and cloakroom. For those that work from home or play musical instruments the garage has been converted into a sound insulated room with separate front door and cloakroom. The spacious half galleried landing on the first floor leads into a contemporary family bathroom and four good sized bedrooms, one of which has a luxury ensuite bathroom. The second floor boasts a further large double bedroom with ensuite bathroom making this an ideal games room or au-pair suite. There is underfloor heating to the two bathrooms and air conditioning to four of the bedrooms and the music room. To the rear is a reasonable sized garden with an irrigation system which has been thoughtfully planted with a variety of shrubs. There is a pleasant patio area with the rest being laid to lawn and a brick laid driveway at the front provides parking for six cars. The location is excellent being within sight of the popular private Babbington House school and Elmstead Woods station is less than half a mile away.

Directions: From Elmstead Woods station turn left into Elmstead Lane and right into Grange Drive. Melbury Close is on the right.

Tenure: Freehold

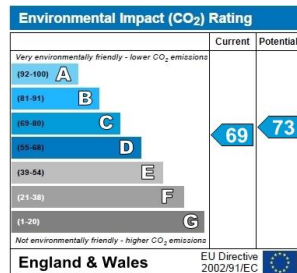
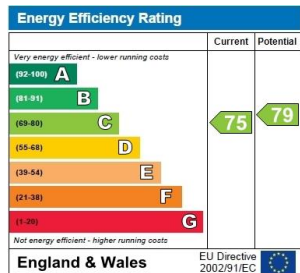
Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley



Room Dimensions:

| | |
|------------------------|------------------|
| Entrance Hall | |
| Cloakroom | |
| Lounge | 20' x 11' |
| Study | 13' x 9'11 |
| Family Room | 12'3 x 9'11 |
| Utility Room | |
| Study/Music Room | 14'6 x 8'6 |
| Cloakroom | |
| Kitchen/Breakfast Room | 30'6 x 21'11 max |
| First Floor Landing | |
| Master Bedroom | 22'5 x 11'1 |
| Ensuite Bathroom | |
| Bedroom 3 | 13' x 11' |
| Bedroom 4 | 13' x 10' |
| Bedroom 5 | 11' x 6'10 |
| Bathroom | |
| Second Floor | |
| Guest Bedroom | 20'3 x 13'7 |
| Ensuite Shower Room | |
| Outside | |
| Garden | 63' x 56'1 |



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



Melbury Close

APPROX. GROSS INTERNAL FLOOR AREA 2790.75 SQ FT / 259.27 SQ M. INC GARAGE. EX STORE .



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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