



Bromley BR1  
£1,495,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated on a generous gated plot in a popular location within a quarter of a mile of Bullers Wood school, three quarters of a mile from Bickley and Chislehurst stations we find this excellently presented family house.

Having gone through an extensive programme of refurbishment and extension, no expense has been spared to make this a fabulous contemporary home.

Features include Travertine flooring to the ground floor with underfloor heating, automated or remote controlled blinds, heating, and fires. HDMI and ethernet wiring along with a connected TV/ security system and many other technical features too numerous to mention. Ample storage is provided by the huge loft and there is plenty of room for further extension subject to obtaining the necessary consents.

The heart of the house is a huge bespoke fitted kitchen/diner with quality appliances and open plan access to the other reception rooms and areas.

All in all, a fabulous home which should be viewed at your earliest convenience to avoid disappointment.



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**Directions:** From Chislehurst station turn left out of Station Approach into Chislehurst Road. Proceed up this road and just past the brow of the hill turn left into St Georges Road West. The house is on the left.

**Tenure:** Freehold

**Council Tax Band:** G £2,208.57

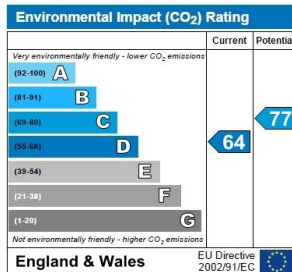
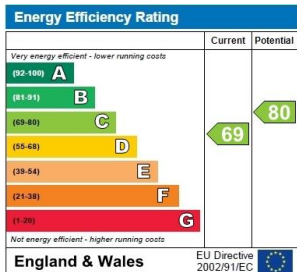
**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Lounge Area	<b>23'9 max x 20'11 max</b>
Study	<b>12'9 x 7'5</b>
Breakfast/Kitchen Area	<b>18'7 x 17'9</b>
Larder	
Games Room	<b>20'5 x 13'11</b>
First Floor Landing	
Master Bedroom	<b>16'8 x 11'8</b>
Walk-in-Wardrobe	
Ensuite Bathroom	
Bedroom 2	<b>13'9 x 11'10</b>
Ensuite Bathroom	
Bedroom 3	<b>13'4 x 10'</b>
Bedroom 4	<b>11'5 x 10'1</b>
Bedroom 5	<b>11'5 x 6'9</b>
Bathroom	
Outside	
Garage	<b>16'4 x 15'10</b>
Utility Room	<b>13'11 x 5'11</b>
Garden	<b>68' x 59'</b>



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

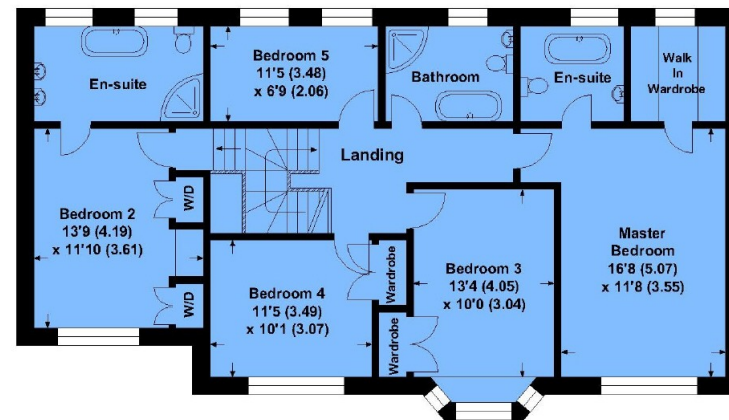
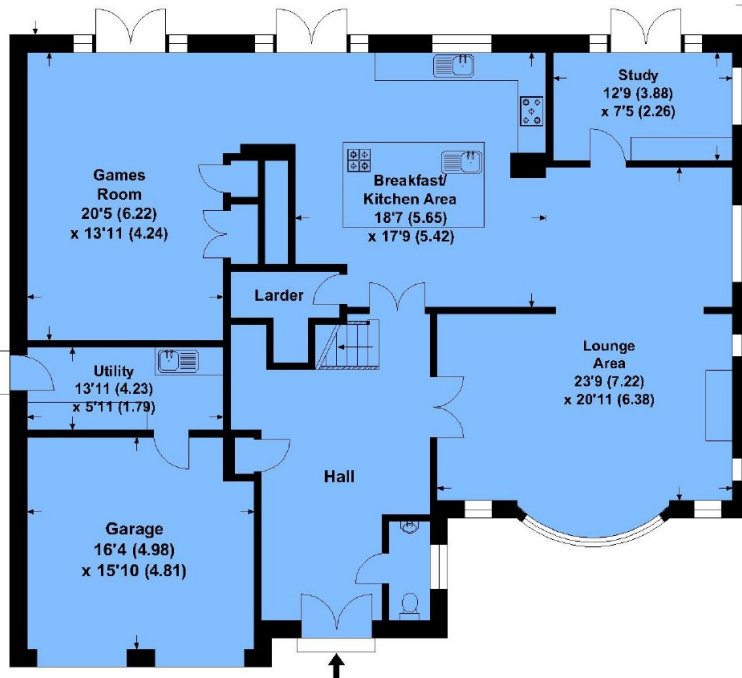


# St Georges Road West

APPROX. GROSS INTERNAL FLOOR AREA 2965.45 SQFT / 275.50 SQM.



Garden  
68'0 (20.73)  
x 59'0 (17.99)



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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