



Bickley Park BR1
£1,675,000

jdm
ESTATE AGENTS

Description:

Set in a quiet cul de sac on the prestigious Bickley Park Estate, just 0.4 of a mile from Chislehurst station, this lovely modern detached house sits on a slightly elevated plot with stunning views and is surrounded by trees giving the feeling of being in a rural situation. There are some good local secondary schools including Bullers Wood and Bromley High and primary schools such as St George's Primary and Bickley Park Prep are all within reach and this coupled with an 18 minute train journey to London Bridge make this a perfect family home.

The accommodation is extremely generous and includes to the ground floor a large 'Stoneham' kitchen/breakfast room with good quality units finished with granite worktops, a centre island, range cooker and a large double fridge freezer. There is also a good sized dining room, laundry room and downstairs cloakroom. On the mezzanine level there are two well proportioned reception rooms, a study with bespoke 'Richard Cullinan' office furniture and another cloakroom.

On the upper level three more double bedrooms lead off the landing two of which have en suite shower rooms.

Outside there is a landscaped garden which wraps around the house and is very private and not overlooked. There is a garage with a bonus room above reached via an outside staircase and to the front there is a driveway with parking for several cars. This is one of the prettiest houses on the market and viewing is highly recommended

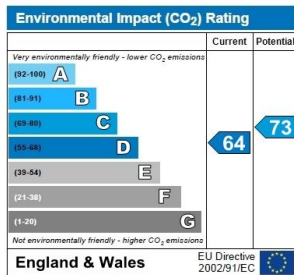
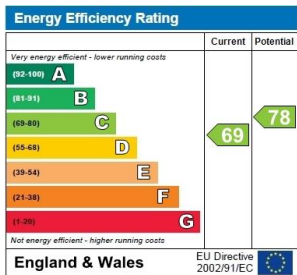


Directions: From Chislehurst station turn right into Summer Hill and then turn right into Woodlands Road, follow road around and Boscobel Close can be found on the right hand side and into the cul de sac the property is on the left hand side.**Tenure:** Freehold**Council Tax Band:** H £2,650.28**Local Authority:** London Borough of Bromley



Room Dimensions:

| | |
|------------------------|----------------------------|
| Entrance Hall | |
| Cloakroom | |
| Drawing Room | 23'10 x 15'2 |
| Dining Room | 14'4 x 13'3 |
| Family | 15'2 x 12'1 |
| Study | 11'11 x 10'1 |
| Kitchen/Breakfast Room | 24' max x 17'8 max |
| Utility Room | |
| Cloakroom | |
| First Floor Landing | |
| Master Bedroom | 16'8 max x 15'1 max |
| Dressing Area | 8'5 x 6'9 |
| Ensuite Bathroom | |
| Bedroom 2 | 16'2 x 15'2 |
| Ensuite Shower Room | |
| Bedroom 3 | 15'2 x 12'5 |
| Ensuite Shower Room | |
| Bedroom 4 | 14'4 x 13'2 |
| Bedroom 5 | 12'10 x 10' |
| Bathroom | |
| Outside | |
| Garage | 18'8 x 14'8 |
| Games Room | 18'8 x 11'8 |
| Outside Cupboard | |



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



Boscobel Close

APPROX. GROSS INTERNAL FLOOR AREA 3737.00 SQFT / 347.18 SQM. INC GARAGE/GAMES ROOM



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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