



Bromley BR1
£950,000

jdm
ESTATE AGENTS

Description:

CHAIN FREE. This imposing grand detached house sits behind electric gates and offers spacious five bedroom accommodation. Arranged on three floors this lovely family home lends itself to a versatile way of living.

If you have elderly parents or need space for an au pair or nanny, the lower ground floor is perfect as it has its own entrance. The accommodation in this part of the house includes two large rooms and a bathroom as well as access to a tandem garage. On the ground floor itself is the living accommodation. A lounge area which is open plan to the unusually shaped dining area, a kitchen breakfast room, a study and a cloakroom.

On the second floor the master room has an with ensuite bathroom and the dressing area has a similar shape to the dining area, being directly above it. The second double bedroom has an ensuite shower room and the third double bedroom an ensuite bathroom.

For commuters, again this house is perfect as it is just 0.6 of a mile from both Sundridge Park and Elmstead Woods stations and 0.7 of a mile from Bickley Station. Close to amenities and very good schools this house is worthy of your viewing, so call us now to book an appointment.



Directions: From Bickley station proceed left into Southborough Road Lane and continue along to the traffic lights. Turn left and then go straight into Bickley Road. After 1/2 a mile at the traffic lights turn right and then right again into Sundridge Avenue and the property is the first on the right hand side set behind gates.**Tenure:****Council Tax Band:** G £2,181.78**Local Authority:** London Borough of Bromley



Room Dimensions:

Lower Ground Floor

Entrance Porch

Bedroom 4 **14'7 x 13'1**

Ensuite Shower Room

Bedroom 5 **13'1 x 11'11 max**

Ground Floor

Entrance Porch

Entrance Hall

Cloakroom

Lounge/Dining Room **31'1 x 13'3**

Kitchen/Breakfast Room **14'3 x 13'6 max**

Utility Room

Bedroom 6 **12'6 x 7'7**

First Floor Landing

Master Bedroom **22'7 x 12'1 max**

Ensuite Bathroom

Guest Bedroom **14'2 x 8'1**

Ensuite Shower Room

Bedroom 3 **12'6 x 11'**

Ensuite Bathroom

Outside

Garage **32'9 x 11'9 max**

Garden **51'8 x 29'4**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		71	77
England & Wales		EU Directive 2002/91/EC	

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



Sundridge Avenue

APPROX. GROSS INTERNAL FLOOR AREA 2636.00 SQFT / 244.80 SQM. INC GARAGE.



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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