



Chislehurst BR7
£1,050,000

jdm
ESTATE AGENTS

Description:

Situated in a pleasant close of just eight detached properties we find this attractive modern home with flexible accommodation of ample proportions ideal for the growing or extended family.

A key feature of this family house is the annex at one end which is double storey with its own staircase. This area comprises a reception room with a large bedroom and bathroom above and is ideally suited for a guest suite, granny/teenage annex or perhaps an excellent area for those working from home. This area can just as easily be used as a main part of the house such is the flexibility of design.

Other features include a fitted kitchen, dining room and separate lounge with access to a conservatory, a study and four further bedrooms and three modern white bathrooms on the first floor. The rear garden is perfect for non gardeners and is nicely secluded.

The location has a rural feel being very close to the Petts Woods and local recreation grounds but only a mile from Royal Parade and a mile and a half from Petts Wood station and town centre.



Directions: From Royal Parade proceed down St Pauls Cray road towards Petts Wood. Turn left at the mini roundabout into Leeson's hill. Bridgewater Close is a little way down on the left.

Tenure: Freehold

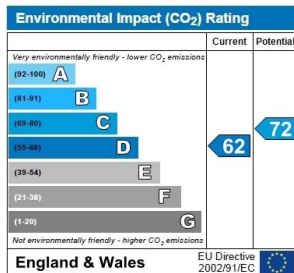
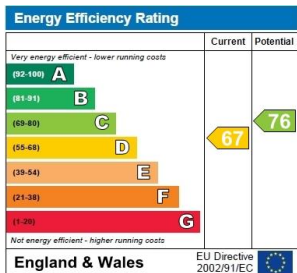
Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Cloakroom	
Lounge	23'3 x 14'11 max
Conservatory	13'6 max x 12'
Study	10'5 x 7'11
Dining Room	12'9 x 11'11
Family Room	15'6 x 13'10
Kitchen	16' x 15'4 max
Utility Room	15'2 x 7'1
First Floor Landing	
Master Bedroom	15'7 max x 11'6
Ensuite Bathroom	
Bedroom 2	11'7 x 10'4 max
Bedroom 3	12' x 10'11 max
Bedroom 4	12'6 max x 11'56
Bathroom	
Second Floor	
Bedroom 5	23'8 max x 13'1
Ensuite Shower Room	
Outside	
Garage	12' x 7'5
Garden	62'4 x 40'

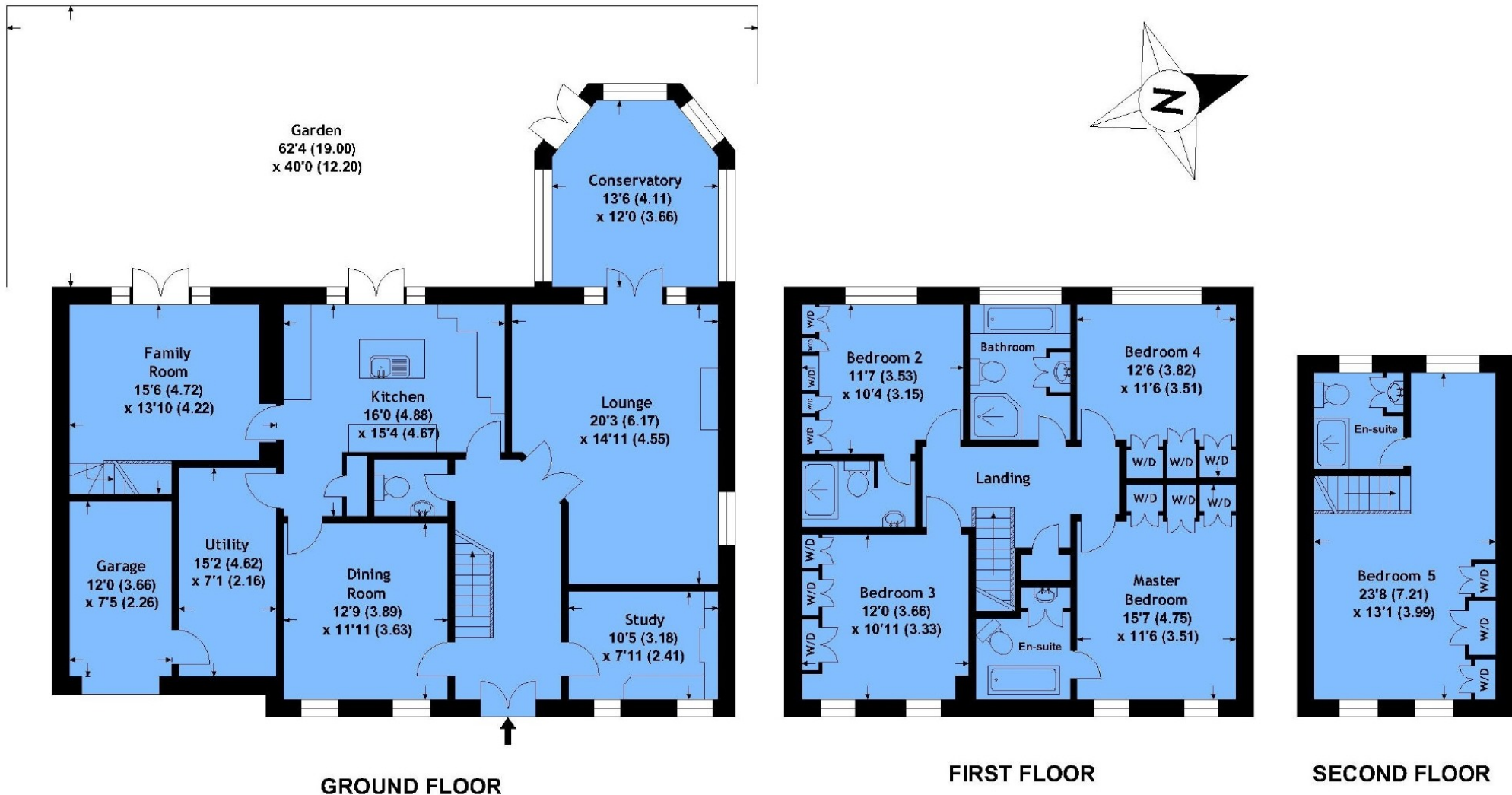


Please contact the branch for a complete copy of the EPC document



Bridgewater Close

APPROX. GROSS INTERNAL FLOOR AREA 2688.43 SQFT / 249.76 SQM.



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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