



Chislehurst BR7
£1,695,000

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ESTATE AGENTS

Description:

Presented to the market in excellent order this home has been fully extended and refurbished with no expense spared.

Rest Harrow is an extremely pretty house from the outside and an extremely stylish house on the inside. Solid oak herringbone style wood block flooring runs throughout the entire ground floor which also benefits from recessed ceiling speakers and Sonos in every room. To the left of the hallway is the first reception room with open fireplace. This leads to a beautiful TV room fitted by Chamber Furniture and onwards into the open plan kitchen dining space, also fitted by Chambers. Bi-fold doors of approximately 25' in length lead to a beautifully landscaped rear garden. The ground floor accommodation further extends to a play/family room, a study/music room, utility room and downstairs cloakroom. Upstairs, the first floor accommodation includes three double bedrooms, a master suite including ensuite and dressing room plus a further family bathroom. A further double bedroom, bathroom and landing is round on the second floor. All bathrooms have been fitted with the highest quality sanitary ware from CP Hart. The entire house is fitted with CAT5 cabling with TV and data points in every room.

Outside there is a large landscaped garden to the rear with mature shrubs and trees and an abundance of planting and stylish shaped decking patio area. The front driveway leads to the garage and the front garden has been planted to look like an English country garden. Both front and rear gardens are fitted with an irrigation system whilst plumbing and equipment are installed for a water harvesting system which could be reinstated should the new owners so wish.



Directions: From Chislehurst High Street proceed across the common along Ashfield Lane crossing Loop Road and Heathfield Lane. Turn left into The Meadow and take the second entrance into Heathfield and its the second house on the left.**Tenure:** Freehold**Council Tax Band:** G.£2,208.57**Local Authority:** London Brough of Bromley

Room Dimensions:

Entrance Hall	
Library	13'11 x 11'11
Dining Room	13'2 x 12'3
Living Room	17'11 x 15'3 max
Family Room	11'11 x 9'8
Kitchen/Dining Area	30'6 x 10'3
Utility Room	8'3 x 6'3
Cloakroom	
First Floor Landing	
Master Bedroom	16'9 x 13'2
Ensuite Bathroom	
Dressing Room	
Bedroom 2	13'11 x 11'11
Bedroom 3	12' x 8'3
Bedroom 4	15'11 x 12'1
Bathroom	
Second Floor Landing	
Bedroom 5	13'1 x 9'6
Bathroom	
Outside	
Garage	16'1 x 13'2
Garden	65' x 60'8



Please refer to www.jdmestateagents.com to see our full Area Guides.

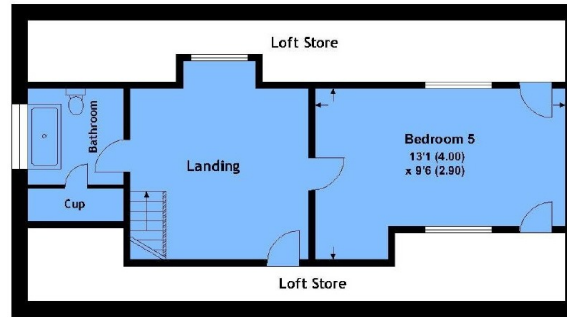
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			77	Very environmentally friendly - lower CO 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		52	69
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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

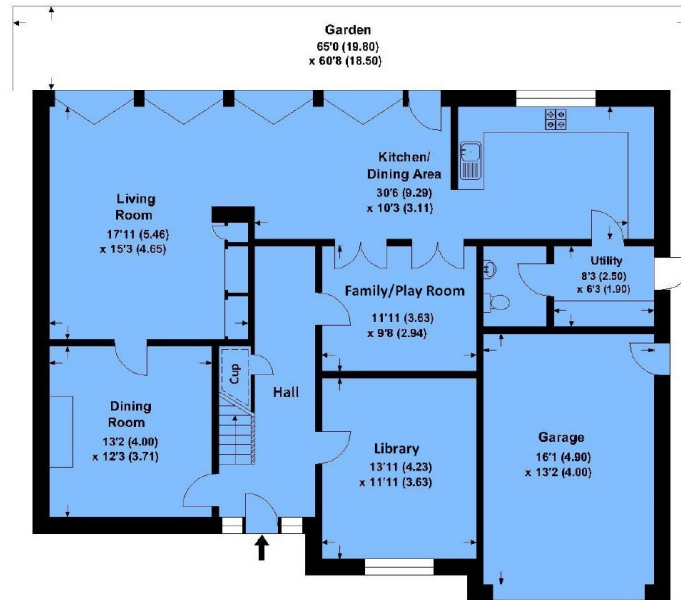


Heathfield

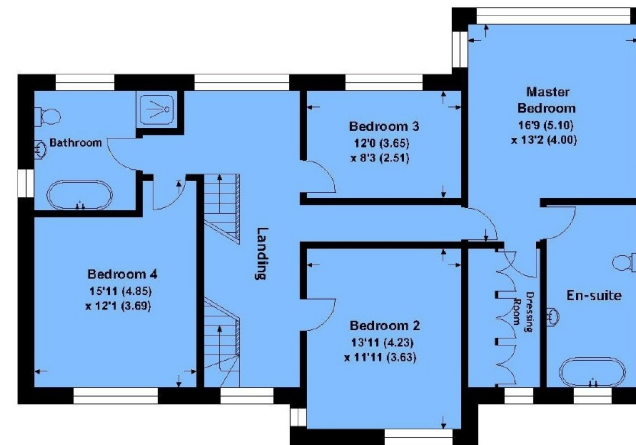
APPROX. GROSS INTERNAL FLOOR AREA 256.85 SQM/2764.71 SQFT. INC. GARAGE .EX. STORE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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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