



Bickley BR1
£1,750,000

jdm
ESTATE AGENTS

Description:

We are pleased to offer this bright and airy detached house of unique design and excellent quality. Presented good decorative order this home will appeal to discerning buyers who are not looking for a project.

All rooms naturally flow from the generously proportioned entrance hall and mezzanines. Features include a kitchen fitted with luxury Italian units and integral appliances. This room has open plan access to a fantastic large conservatory offering informal dining and recreation areas.

The accommodation comprises a further four reception rooms and five bedrooms, three of which have ensuite facilities. These, as well as the family bathroom, are all fitted with modern white suites. There is also a cloakroom and utility room.

The southerly aspect garden has been attractively landscaped and is secluded by a variety of mature trees and shrubs. There is a patio area, lawn and water feature. A good sized double garage is accessible via the long driveway providing ample parking.

This highly regarded private road is sort after and the house is a third of a mile from Chislehurst station and the shops at Lower Camden. Excellent private and state schools are also with easy reach.



Directions: From Chislehurst station proceed down Station Approach and turn left into Chislehurst Road. Immediately after the railway bridge turn left into Denbridge Road. The house is a little way up on the left.

Tenure: Freehold

Council Tax Band: H £2,650.28

Local Authority: London Borough of Bromley



Room Dimensions:

| | |
|-----------------------------|-----------------|
| Entrance Hall | |
| Cloakroom | |
| Lounge | 19'3 x 14'7 |
| Dining Room | 14'8 x 11'6 |
| Family Room | 13'7 x 13'4 |
| Study | 13'9 x 10'6 |
| Kitchen | 12'8 x 11'4 |
| Utility Room | |
| Conservatory/Breakfast Area | 22' x 12'10 |
| First Floor Landing | |
| Master Bedroom | 14'7 x 14' max |
| Ensuite Bathroom | |
| Bedroom 2 | 13'8 max x 13'7 |
| Ensuite Shower Room | |
| Bedroom 3 | 11'4 x 9'2 |
| Ensuite Shower Room | |
| Bedroom 4 | 12'2 x 9'6 |
| Bedroom 5 | 9'5 x 8'1 |
| Bathroom | |
| Outside | |
| Garage | 18'3 x 18'2 |
| Garden | 119'2 x 85'6 |



Please refer to www.jdmestategents.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 | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | | (92-100) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | 62 | 70 | EU Directive 2002/91/EC | | 52 | 59 |
| England & Wales | | | | England & Wales | | | |

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



Denbridge Road

APPROX. GROSS INTERNAL FLOOR AREA 3265.87 SQFT / 303.41 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.

jdm Chislehurst

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