



## Piermont Place

APPROX. GROSS INTERNAL FLOOR AREA 3625.99 SQFT / 336.86 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.



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## **Description:**

Superbly refurbished and re-modelled this property feels like new and must be seen. The show home interior is a luxurious family environment offering over 3,300 sq ft of living space plus the garage totalling 3,626 sq ft. The frontage is a very attractive Flint giving this imposing house considerable kerb appeal.

Spread over just two floors around an attractive galleried landing this house feels particularly substantial.

With six reception rooms including a formal living room, separate dining room and conservatory, kitchen and full breakfast room which leads to a family room, plus a separate study this house really offers exceptional living and entertaining space. The bedrooms are all of an excellent size with two master suites which each include an en-suite and dressing room. Bedrooms three and four also have an en suite and the family bathroom serves bedroom five.

The location is ideal being less than a 15 minute walk to Bickley station and less than a 20 minute walk to Elmstead Woods or Chislehurst stations. There is a wide selection of state and private schools available in the Bromley locality including Bullers Wood School 0.4 miles/8 minute walk; St Georges Bickley CE Primary School 0.4 miles; Bickley Park School 0.6 miles; Braeside 0.6 miles Scotts Park Primary School 0.7 miles; Bromley High School 1.6 miles.

Conveniently the local shops, restaurants and general facilities of Widmore Green are less than half a mile away. Easy access to London, the airports, Dartford river crossing, Bluewater shopping centre, Kent, the south coast, Ebbsfleet International and the Channel Tunnel is provided by a network of key roads nearby.

<u>Directions:</u> From Bickley station turn left towards the traffic lights. At the lights turn left onto Bickley Road. Go across the next lights and proceed to the junction with Chislehurst Road. Turn right into Chislehurst Road, take the second left onto Hill Brow and Piermont Place is then the first road on the right.

All distances and times referred to are approximate and according to

Tenure: Freehold

Council Tax Band: TBC

**Room Dimensions:** 

**Local Authority:** London Borough of Bromley





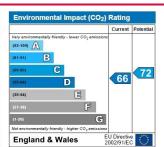


## **Entrance Hall** Cloakroom 19'9 x 14'10 Lounge **Dining Room** 16' x 13'2 Conservatory 12'6 x 10'8 19'11 x 15'9 Family Room <u>St</u>udy 11'4 x 8'1 25'8 x 11'10 Breakfast Room **Utility Room** 7'11 x 7'3 First Floor Landing Master Bedroom 15' x 12'10 Dressing Room 15'5 x 13'2 Ensuite Shower Room 20' max x 14'1 max Bedroom 2 Dressing Room 8'7 x 9'4 15'9 x 11'7 Bedroom 3 **Ensuite Shower Room** 12'7 x 10'10 Bedroom 4 **Ensuite Shower Room** Bedroom 5 12'6 x 9'9

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Bathroom



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





