





## **Description:**

Tucked away and not visible from Leas Green we find this substantial detached house offering buyers versatile accommodation which would suit a variety of lifestyles.

A feature worthy of note is the ground floor area of the house between the kitchen and garage, which is currently used as a self-contained dance studio with ancillary rooms. This would make an ideal annex for members of an extended family, business space for those working from home or a good sized games/cinema room.

All the rooms are of generous proportions and most are complimented with plaster mouldings, cornices and ceiling roses. The rear garden is of manageable size and is totally secluded. Ample parking is provided by the attractive brick laid driveway at the front of the house.

The location is excellent being close to Scadbury Park Nature Reserve. Sidcup station is 1.5 miles away and Chislehurst Station is 2 miles distant. The frequent 269 bus serves both stations.

<u>Directions:</u> From Chislehurst station turn left into Summer Hill proceed along this road which becomes Bromley Road. Lees Green is on the right before you reach the A20.

**Tenure:** Freehold

Council Tax Band: G £2,208.57

**Local Authority:** London Borough of Bromley

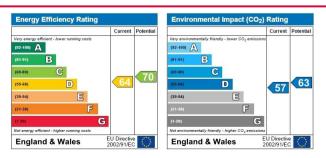




## **Room Dimensions:** Entrance Hall Cloakroom Bar/Vestibule 24'3 x 14'3 Lounge 18'10 x 10'10 Dining/Conservatory 12' x 11'11 Study 24'11 x 15'7 Games Room 19'9 x 16'6 Conservatory 14'1 x 11'7 Kitchen 10'2 x 8' Garden Room **Utility Room** 9'10 x 6'10 Galleried First Floor Landing 19'9 max x 15'4 Master Bedroom 16'1 x 9'10 Balcony Ensuite bathroom 12' max x 11'10 max **Dressing Room** 15'11 max x 13'11 **Guest Bedroom** Ensuite Bathroom 12' max x 11'11 Bedroom 3 13'10 x 8' Bedroom 4 Shower Room

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

Outside



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







## Garden 67'2 (20.48) x 48'8 (14.84) Dining/ Conservatory 18'10 (5.73) x 10'10 (3.30) Garden Room 9'10 (3.00) x 6 10 (2.08) 16'2 (4.92) x 8'6 (2.58) Vestibule Kitchen 9'9 (2.96) 14'1 (4.30) x 7'9 (2.36) x 11'7 (3.52) Lounge 24'3 (7.38) x 14'3 (4.35) Study 12'0 (3.64) x 11'11 (3.62) Games Room 24'11 (7.59) x 15'7 (4.75) **GROUND FLOOR** Conservatory 19'9 (6.02) x 16'6 (5.03) Garage 19'5 (5.92) x 20'2 (5.15)

## Charingworth

APPROX. GROSS INTERNAL FLOOR AREA 3813.65 SQFT / 354.30 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.



