



Chislehurst BR7
Offers in excess of £1,000,000

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.



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



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				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		64	70	(39-54) E	57	63	
(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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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



