







**GUIDE PRICE £1,750,000 - £1,850,000**

jdm Estate Agents are delighted to offer to market this well presented family home located within the exclusive and gated residential estate of Farnborough Park. Sunnysdale has access to Orpington mainline station (1.3 miles approx.) with fast links to several London termini including London Bridge in approximately 16 minutes. Local schools include Darrick Wood (0.5 miles approx.) which is currently rated 'Outstanding' by Ofsted at infant and senior levels, Eltham college for Boys, Bromley High for girls, Newstead Wood and St Olave's selective schools.

High Trees has a wealth of accommodation with a spacious entrance hallway, drawing room with a bay window and double doors leading to the conservatory. The impressive breakfasting kitchen with central island and granite worktops leads to the dining room with limestone fireplace, family room and utility room. To the ground floor can also be found a large cloakroom with potential to create a shower room. The study boasts views over the garden.

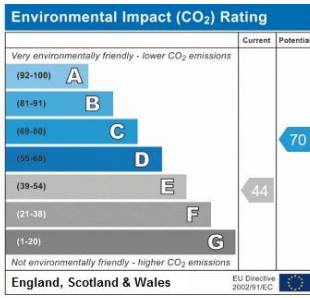
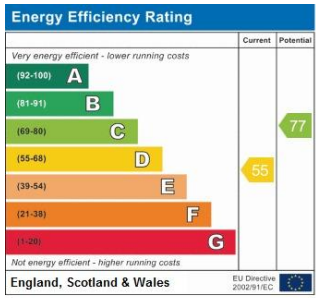
To the first floor is a galleried landing which leads to the master bedroom with a recently refurbished and well appointed en-suite bath/shower room with underfloor heating and 'porcelanosa' tiling, bedroom two with an en-suite shower room, three further double bedrooms and family bathroom. The large landing has ample room to provide access to a potential loft conversion subject to the normal planning consents.

To the rear is a mature and beautifully landscaped garden with a large patio area and a southerly aspect. To the front is a carriage driveway with ample parking and access to the garage.

We highly recommend your earliest viewing to appreciate this delightful family home.







Address:  
Sunnydale



Please refer to

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[www.jdmestateagents.com](http://www.jdmestateagents.com)

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to view our full area guides





## Floorplan to Follow



Alexandre House, 399 Crofton Road,  
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