





Launched to the market is this rare opportunity to make this substantial detached residence your dream home! Built in the 1930s the property is situated in a highly desirable road directly overlooking Sundridge Park Golf Course with the benefit of amazing uninterrupted views. This spacious and well cared for property offers fabulous living accommodation over three floors. Features include a welcoming entrance hall leading to a double aspect living room with a large bespoke feature fireplace, a formal dining room, kitchen/breakfast room and utility area. The property also offers scope to replace the existing conservatory with an extension, planning is approved and the current vendors have drawings for this proposal. On the first floor is a master suite with en suite bathroom and dressing room plus three additional bedrooms, a family bathroom and separate wc. The loft has been converted to provide a stylish and spacious bedroom with built in wardrobes and a beautiful double aspect modern wet room with bath, rain shower, wc and wash basin. To the rear is a large secluded garden with a patio area and two lawn areas which are well stocked with mature trees and shrubs. There is also a large landscaped garden to the front of the property which is flanked by two drives, one leading to a garage, providing ample off road parking. The property is ideally located to Sundridge Park Village with its boutique café, restaurants, pubs, train station, tennis & squash rackets club and renown Sundridge Park golf club. This beautiful property has so much to offer. For your earliest viewing, please contact jdm Bromley.



**Garage** - 19'4 max x 9'6 max

**Rear Garden** - 158' max x 95' max

**Front Garden** - 95' max x 62' max

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		50	68
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		43	61
EU Directive 2002/91/EC			



Please refer to

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GROUND FLOOR  
APPROX. FLOOR  
AREA 1081 SQ.FT.  
(100.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 856 SQ.FT.  
(78.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2468 SQ.FT. (229.3 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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