





Stations, schools and a wealth of accommodation - this spectacular detached home offers all that a growing family needs. Located with access to an array of mainline stations including Bickley, Chislehurst and Petts Wood serving several London termini. The ever popular Bromley High school is situated within 0.3 miles and other well regarded schools, such as Bullers Wood, can also be found locally. With five bedrooms, four bath/shower rooms, three reception rooms and an impressive kitchen/diner this property must be viewed to be fully appreciated.

Set behind electric gates, this detached house comprises a spacious hallway leading to the lounge with open fireplace and drawing room overlooking the garden, all benefitting from oak flooring. The study, utility room, cloakroom and the stunning kitchen/diner with granite work tops and under floor heating can also be found to the ground floor.

The first floor comprises four out of the five bedrooms. The master bedroom has a delightful en-suite bathroom with separate shower and must but viewed in person to appreciate the quality. Bedrooms two and three also have en-suites; one with a walk in wardrobe and the other with fitted wardrobes. The fourth bedroom has been converted into a dressing room, with fitted wardrobes along the majority of wall space.



The original loft space have been converted to supply a further double bedroom and another en-suite. To the rear of the property is the mainly laid to lawn garden with both patio and decking area. The garden also has an irrigation system to the flower beds. A substantial summer house can be found at the end of the garden which is doubled glazed and has an electricity supply.

To the front of property is off-street parking for various cars as well as a single garage. A further off-site garage is also included in the sale price.

Internal viewing comes highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Blackbrook Lane

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	34	35
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Blackbrook Lane

APPROX. GROSS INTERNAL FLOOR AREA 3395.41 SQFT / 315.44 SQM.



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.

