





GUIDE PRICE £1,100,000-£1,200,000

Situated in the ever popular Marlings Park Avenue is this delightful five bedroom detached house. The property has been extended by the current owners to provide a wealth of well presented accommodation. Marlings Park Avenue remains one of the most sought after roads in the area due to its access to mainline stations serving several London termini and well regarded schools including Farringtons and Bromley High.

The accommodation comprises a spacious welcoming hallway, dining room, study and lounge overlooking the garden, all benefitting from solid oak flooring. A utility room, cloakroom and the impressive kitchen/diner can also be found to the ground floor and provides the perfect space to keep an eye on the family or entertain friends.

To the first floor are five sizable bedrooms, the family bathroom and a further wet room. The master bedroom benefits from a superb en-suite shower room with rain forest shower head and bedroom two offers a juliet balcony, providing views of the garden.

To the rear is an extremely secluded southerly facing garden which is mainly laid to lawn. To the front is a carriage driveway with off street parking and a garage.

Internal viewing is essential to fully appreciate all that this family home has to offer.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	

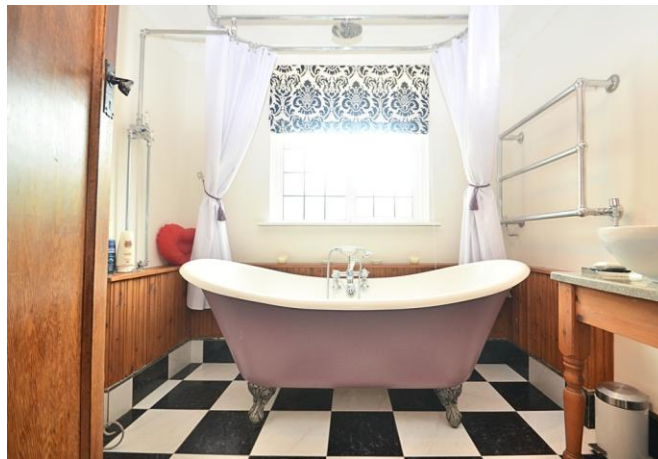
Address:
Marlings Park Avenue



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Marlings Park Avenue

APPROX. GROSS INTERNAL FLOOR AREA 2734.03 SQFT / 254.00 SQM. Incl. 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.

