



BICKLEY BR1  
£1,650,000

**jdm**  
ESTATE AGENTS

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**Description:**

NO ONWARD CHAIN AND A GREAT LOCATION. Positioned on a private road this 4262 sq ft property set over just two floors is very rare indeed. just a 1/3rd of a mile from Chislehurst Station and just under a mile from Bickley Station, this location gives you different options for your commute into London.

You enter this home through impressive double doors into a bright hallway with a roof lantern allowing much natural light to flood in. With good quality hard wood flooring, it is here that you get a sense of just how special this extended and rebuilt home is. The accommodation is very versatile, having three reception rooms on the ground floor, and two double, bay fronted bedrooms served by a stylish floor to ceiling Travertine tiled contemporary bathroom with freestanding oval shaped bath, and large tiled shower cubicle. These bedrooms could, of course, be used as further reception rooms if required.

There is a study which overlooks the front garden and the large lounge with contemporary fireplace has two sets of French doors opening onto the wonderful private garden to the rear - which will be described later - and views towards the 220 acres of the nearby National Trust land. The accommodation continues with the amazing kitchen/breakfast room, truly the centrepiece of the house, again with a roof lantern letting in an abundance of light even on the duller of days. The kitchen features white contemporary units with soft close doors, integrated appliances including Bosch double oven and gas hob, fridge freezer as well as a dishwasher. A huge island in the middle of the room has a continuous granite worktop complemented by porcelain tiling to the floor that continues into the utility room, fitted with a washing machine and tumble dryer. The kitchen is then open to a most amazing room, measuring an impressive 45'11 x 17'7, with a solid hardwood floor with underfloor

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**Directions:** From Chislehurst station turn right and the right again into Bickley Park Road, Go under the bridge and take the first left into Coates Hill Road and proceed along and the property can be found on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** G £2,208.57

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Lounge	23'4 x 18'8
Dining/Family Room	45'11 x 17'8
Kitchen/Breakfast Room	23'4 x 22'1
Utility Room	8'2 x 5'8
Study	9'5 x 8'10
Bedroom 3	15'11 x 12'1
Bedroom 5	14'11 x 11'6
Bathroom	
First Floor landing	
Master Bedroom	21'3 x 17'2
Ensuite Shower Room	
Bedroom 2	13'1 x 11'6
Ensuite Shower Room	
Bedroom 4	14'9 x 14'2
Bedroom 6	
Shower Room	
Outside	
Garage	22'4 x 18'6
Garden	164'1 x 71'6



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>		76	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

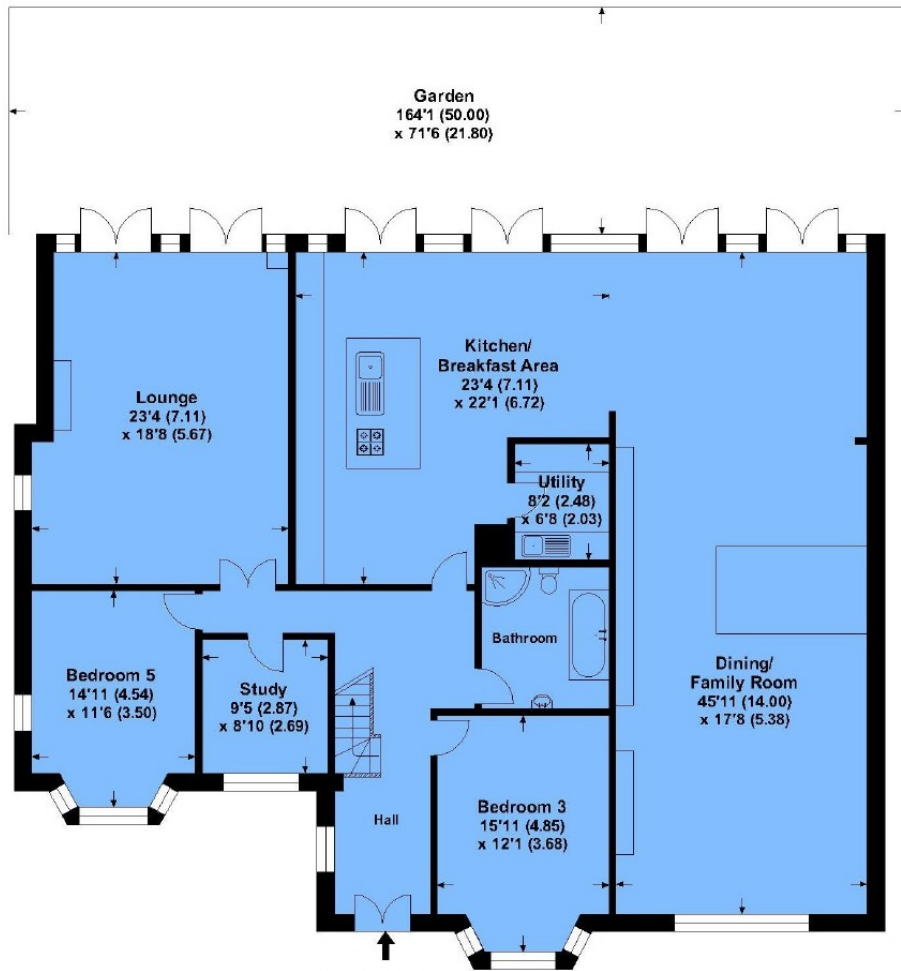
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

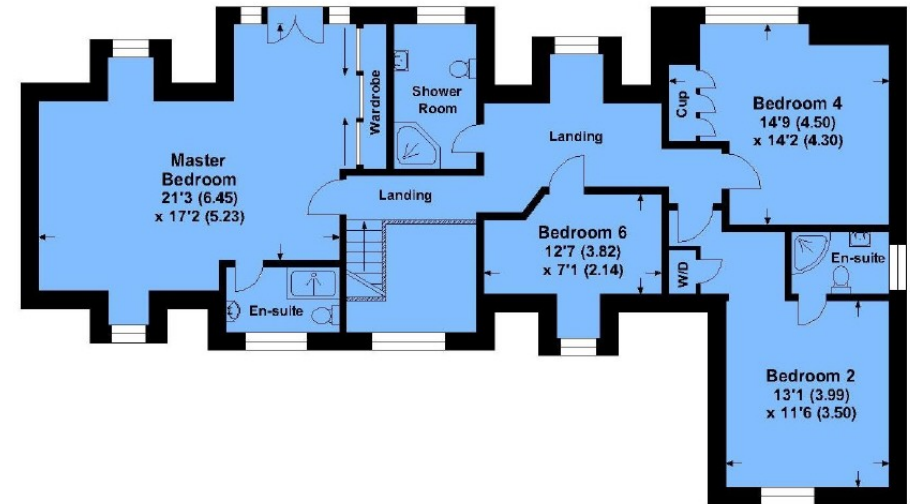


# Coates Hill Road

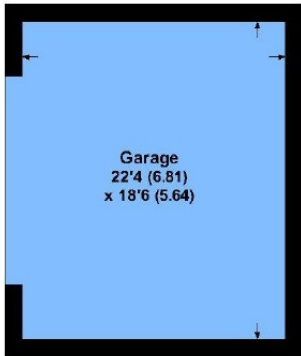
APPROX. GROSS INTERNAL FLOOR AREA 4262.50 SQFT / 396.00 SQM. INC GARAGE.



GROUND FLOOR



FIRST FLOOR



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.

**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Chislehurst**

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