



Bickley BR1
£1,595,000

jdm
ESTATE AGENTS

Description:

Rydings House is a beautifully presented, substantial, new family home of c.4217 sq ft inc garage, set on the quiet and favoured Park Farm Road. With a gated frontage and a sleek contemporary elevation offset with a stone portico and architectural planting, this house has considerable kerb appeal. Both Elmstead Woods and Bickley Stations are about 0.8 miles distant. The restaurants, shopping and leisure facilities of both Bromley and Chislehurst are a short drive away and the property is well placed for favoured local schools making this an ideal family home.

Once inside Rydings House you will find a pleasing layout with well-proportioned rooms including three good receptions and a stunning kitchen orangery for everyday family living all accessed from a spacious and impressive central entrance hall with a glass and walnut staircase. The fully landscaped garden can be accessed from the Orangery and from bi fold doors in the living and dining rooms providing full indoor/outdoor entertaining reception space. The ground floor benefits from ceiling mounted speakers throughout which extend up to the master bedroom suite and can be ideally linked to a Sonos or similar music system. There is an attractive remote controlled gas flame fire to the living room.

The first floor provides the master bedroom suite which includes a generous dressing room with an Aluna fitted wardrobe system and large en-suite with feature stand-alone bath, double basins and an over-size walk in shower. The three further bedrooms on this level are accessed from the spacious galleried landing; one has en-suite and fitted wardrobes, while the other two share a large family bathroom. The second floor offers two more bedrooms, one with en-suite and fitted wardrobes, the other could be used as leisure/



Directions: From Bickley station turn left and then left again at the traffic lights then continue straight across the next lights. You will come to a mini roundabout, go straight across it then at the next lights turn right and immediately fork right again into Sundridge Avenue. A short way up, turn right into Park Farm Road and Rydings is a little way up on the left just before Westbury Road.

Tenure: Freehold

Council Tax Band: H £2,618.14

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Cloakroom	
Lounge	20'4 c 19'
Dining Room	13'6 x 11'10
Study	14'3 x 11'10
Kitchen	18'7 x 13'6
Orangery	13'8 c 13'2
First Floor Landing	
Master Bedroom	19'11 x 18'max
Ensuite Bathroom	
Dressing Room	11'1 x 10'8
Bedroom 4	19'11 max x 14'10
Ensuite Shower Room	
Bedroom 5	19'1 x 13'7 max
Bedroom 6	15'1 x 10'10
Second Floor Landing	
Bedroom 2	19'3 max x 10'4
Bedroom 3	22'10 max x 11'8
Bathroom	
Outside	
Garage	18'11 x 17'10
Garden Area 1	extends to 48'4
Garden Area 2	extends to 29'2



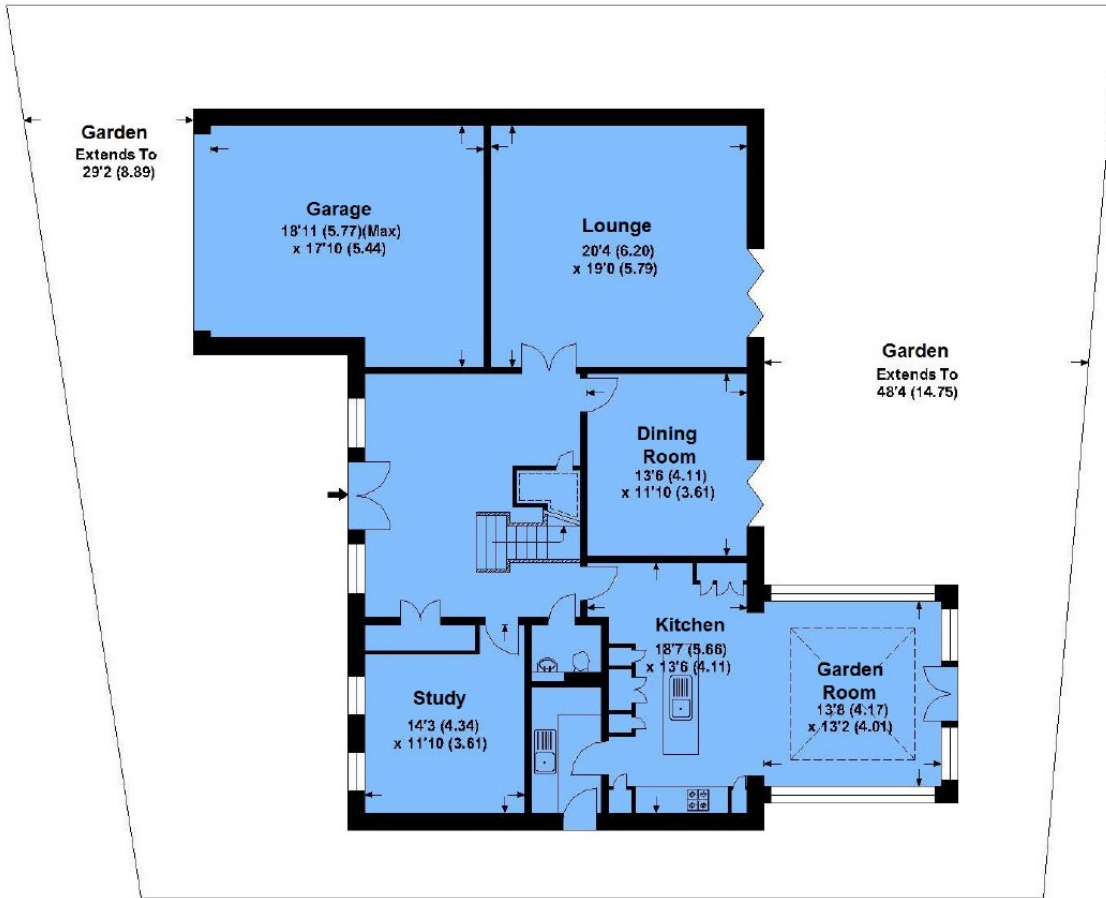
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	85	88

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		
EU Directive 2002/91/EC	84	88

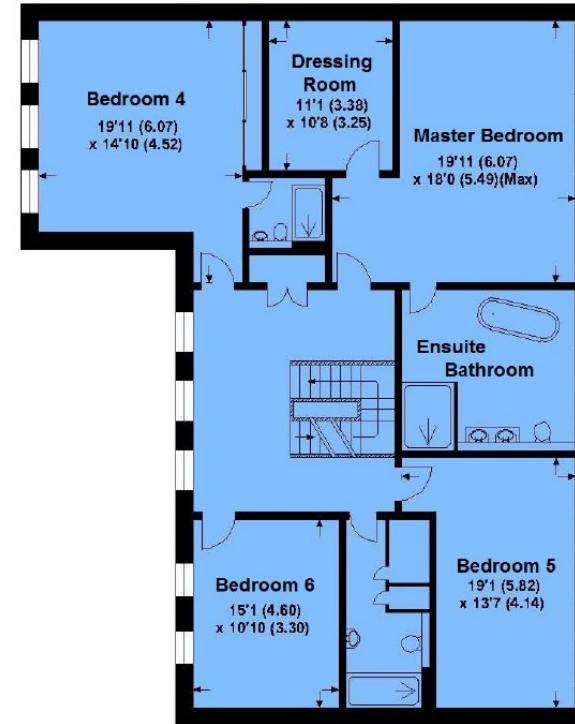
Please contact the branch for a complete copy of the EPC document

Rydings House

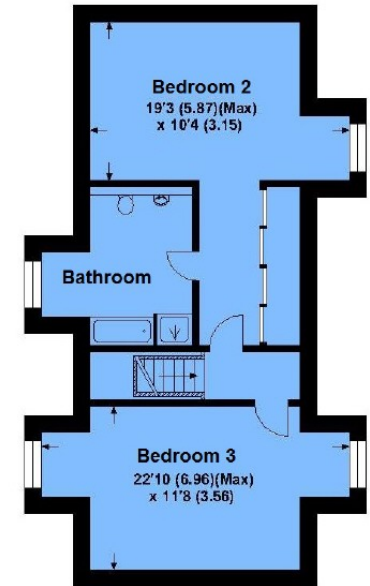
APPROX. GROSS INTERNAL FLOOR AREA 4217.00 SQFT / 391.70 SQM.
(Includes Restricted Head Height And Garage)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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