



Bickley BR1  
£3,195,000

**jdm**  
ESTATE AGENTS

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**Description:**

A stunning family residence of almost 8,000 sq ft on the highly favoured Bickley Park Estate. Easdale is a new build home with grandeur and presence offering comprehensive well-proportioned accommodation including a gym room, steam room, games room and equipped cinema room. With four further reception rooms and six bedroom suites this house will impress. Easdale has a host of outstanding features including an elegant floating wrought iron and walnut staircase, Cat 6 cabling, Home Automation throughout and Rako lighting to principle rooms. Considerable attention has been paid to the quality and finishing detail which is just as you would expect in a house of this calibre. The grounds are meticulously landscaped and include a luxurious sunken Jacuzzi, Water Feature, Pagoda, stunning Barbeque & Entertaining Area.

As well as being a most attractive location Easdale is very conveniently situated with Bickley station close by at about 0.5 miles for trains to London Victoria from 29 minutes and direct to St Pancras International from 47 minutes. Chislehurst station is about 0.7 miles distant with trains to London Bridge from 19 minutes or to Lewisham for the DLR from 14 minutes. There is also an excellent range of highly regarded schools in the area in both the state and public sectors covering all age groups.

Lifestyle and leisure are well catered for with excellent golf courses, health & leisure clubs along with many other sports including tennis, cricket and horse riding plus parks, commons and woodlands. Shopping is good with a wide range of shops at Chislehurst Village along with a lovely selection of restaurants and bars. For more extensive shopping there is Bluewater shopping mall or Westfield Stratford City an easy distance away.

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**Directions:** From Bickley station turn left onto Southlands Road. At the traffic lights turn right onto Bickley Park Road. Just before St George's Church turn left into St Georges Road, then just past the church turn right into Woodlands Close. Easdale is at the end on the left.

The main image is computer generated and the indicative interior photos are of a previous Paye Homes property.

**Tenure:** Freehold

**Council Tax Band:** TBA

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Lounge	<b>25'4 x 21'8</b>
Dining Room	<b>16'4 x 13'11</b>
Study	<b>18'7 x 10'6</b>
Kitchen/Breakfast/Family	<b>56'2 x 20'6 max</b>
Utility Room	<b>17'7 x 15'4</b>
First Floor Landing	
Library Area	<b>12'5 x 10'11</b>
Master Bedroom	<b>22'3 x 16'9</b>
Dressing Room	<b>17'9 x 9'5</b>
Ensuite Bathroom	
Bedroom 2	<b>26'7 x 15'11</b>
Ensuite Bathroom	
Bedroom 3	
Ensuite Shower Room	
Bedroom 4	<b>21'9 x 14'1</b>
Ensuite Shower Room	
Bedroom 5	<b>16'9 x 16'8</b>
Ensuite Shower Room	
Laundry	
Gym	<b>21'11 x 13'11</b>
Second Floor Landing	
Cinema	<b>26'7 x 12'11</b>

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# Easdale

APPROX. GROSS INTERNAL FLOOR AREA 8032.13 SQFT / 746.21 SQM. INC 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 or 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.

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