



Chislehurst BR7  
£3,500,000

**jdm**  
ESTATE AGENTS



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**Description:**

Location is everything and it is a rare privilege to be able to offer such a beautiful house in such a fabulous sought after road.

This property comes to the market for the first time in many years and has been well maintained and sympathetically extended by the current owners retaining its existing character but with all the modern facilities expected in a 21st century home of this calibre.

The large plot enhances the tranquil feel of this family home as it has been landscaped and planted by Roger Platts with a wide variety of specimen trees and shrubs offering seclusion and interest to garden lovers and laymen alike.

Features include a kitchen fitted with quality hand built units by John Lewis of Hungerford, a bright and airy reception hall giving access to the principle reception rooms and an attractive staircase to the first floor. There are five reception rooms giving a family ample space with six bedrooms and four bathrooms. The master suite is of generous proportions and comprises a large double bedroom, comprehensively fitted dressing room and a modern ensuite bathroom.

The top floor follows a nautical theme with accommodation arranged to be used as a small flat with its own bed/sitting room with kitchenette and bathroom or a children's play/games room.

All in all, a beautiful home which should be viewed at your earliest convenience to avoid disappointment.



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**Directions:** From Chislehurst High Street proceed towards Royal Parade and turn right into Prince Imperial Road. Wilderness Road is on the right.

**Tenure:** Freehold

**Council Tax Band:** H £2,650.28

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Living Room	17'2 x 15'3
Family Room	29'6 x 11'5
Dining Room	14'10 X 11'2
Sitting Room	15'11 X 14'1
Kitchen	29'10 max x 21'2 max
Dining Area	16'7 x 10'2
Store	10'2 x 7'8
Cloakroom	
Master Bedroom	15'3 x 14'2
Dressing Room	13'10 X 12'8
En suite Bathroom	
Bedroom 3	14'6 x 14'
Bedroom 4	16'1 x 9'10
En suite Shower Room	
Bedroom 5	11' x 10'3
Bathroom	
Bathroom 6	22'4 max x 20'10 max
En suite Bathroom	
Garage	24'7 x 17'6
Rear Garden	185'4 x 115'6



Please refer to [www.jdmestategents.com](http://www.jdmestategents.com) to see our full Area Guides.

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		47	68
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>			
(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			
		46	67
EU Directive 2002/91/EC			

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

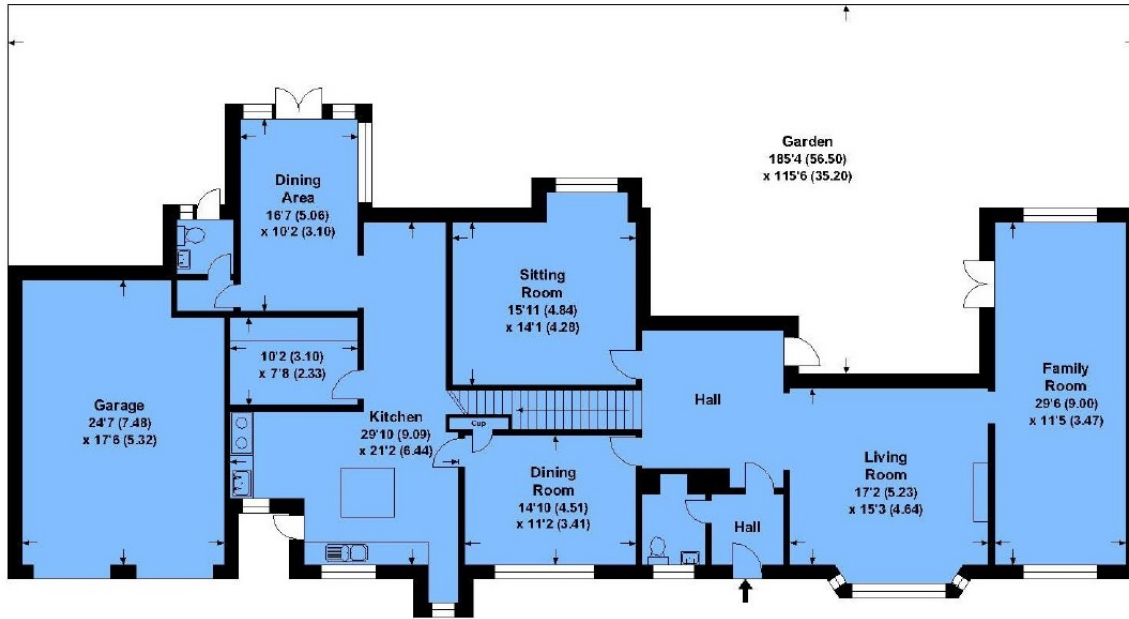


# WILDERNESS ROAD

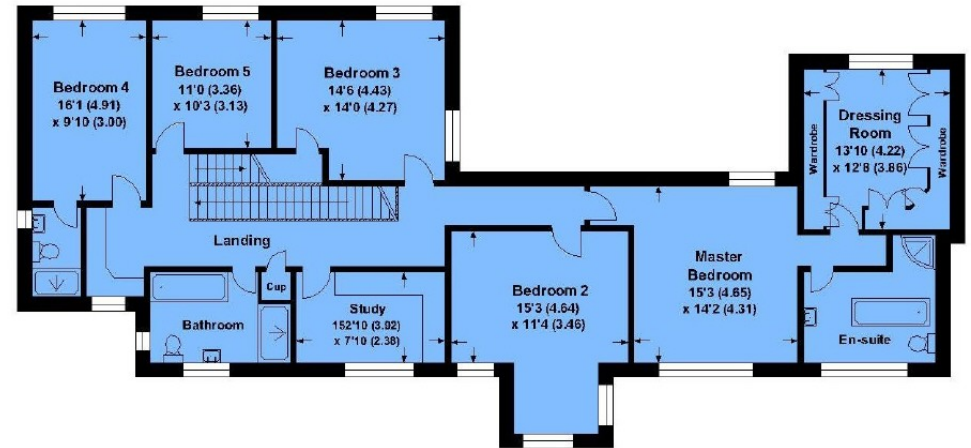
APPROX. GROSS INTERNAL FLOOR AREA 4631.61 SQFT / 430.29 SQM.INC.



SECOND FLOOR



GROUND FLOOR



FIRST 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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