



Chislehurst BR7
£2,500,000

jdm
ESTATE AGENTS

Description:

This imposing seven bedroom property, in close proximity to the popular Farrington School, offers some 5,600 sq ft of living accommodation and has the benefit of a 10 year Zurich insurance backed warranty. The house is in an idyllic location facing Rush Pond in the heart of Chislehurst village and within easy walking distance of the High Street and Royal Parade with its great selection of restaurants, individual boutiques and generally excellent facilities. As you would expect with a house of this calibre, the specification is high, with traditional brick construction and concrete floors, underfloor heating to the ground and first floors, Rako mood lighting to the ground floor, Cat 6 cabling, Sonos speaker system to the kitchen and games room, and Villeroy and Boch sanitaryware with Hansgrohe taps.

The property exudes style and the spacious hallway features an attractive hand-made solid oak and glass staircase. Double doors lead into the kitchen with its beautiful bespoke range of units by Rencraft, complete with granite worktops, integrated Miele appliances, wine cooler, Quooker tap, and Falcon range oven. Bi-folding doors open onto the pretty garden, laid to lawn with a large patio - all in all a fantastic space for entertaining. The large utility room is fitted with the same bespoke Rencraft units, with access to the garage and garden. The ground floor accommodation continues with the large family room overlooking the garden, and a well proportioned drawing room with views of Rush Pond. The master bedroom with dressing room and beautiful en-suite also takes advantage of the wonderful view from the front of the house, and a further four bedrooms, one en-suite and a family bathroom complete the first floor accommodation. On the top floor you will find the games room/ bedroom six, bedroom seven, a gym,



Directions: From the jdm office in Chislehurst High Street turn right, proceed across the common, turn left into Ashfield and the property can be found on the left hand side opposite the ponds.**Tenure:** Freehold**Council Tax Band:** H £2,650.28**Local Authority:** London Borough of Bromley



Room Dimensions:

Entrance Hall	
Cloakroom	
Drawing Room	22'2 x 16'5
Family Room	19'7 x 16'5
Kitchen	31'6 x 16'1
Utility Room	20'4 x 9'9
First Floor Landing	
Master Bedroom and ensuite	20'4 max x 17'9
Walk-in-Wardrobe	14'6 x 7'11
Bedroom 2 and ensuite	14'8 x 12'
Bedroom 3	17'2 x 11'10
Bedroom 4	12'4 x 11'9
Bedroom 5	14'9 x 7'10
Bathroom	
Second Floor Landing	
Bedroom 6 / Games Room	24'11 x 14'5
Bedroom 7	11'11 x 10'11
Gym	10'11 x 9'
Kitchenette	9' x 5'2
Bathroom	
Garage	20' x 19'9
Bathroom	



Please refer to www.jdmestateagents.com to see our full Area Guides.

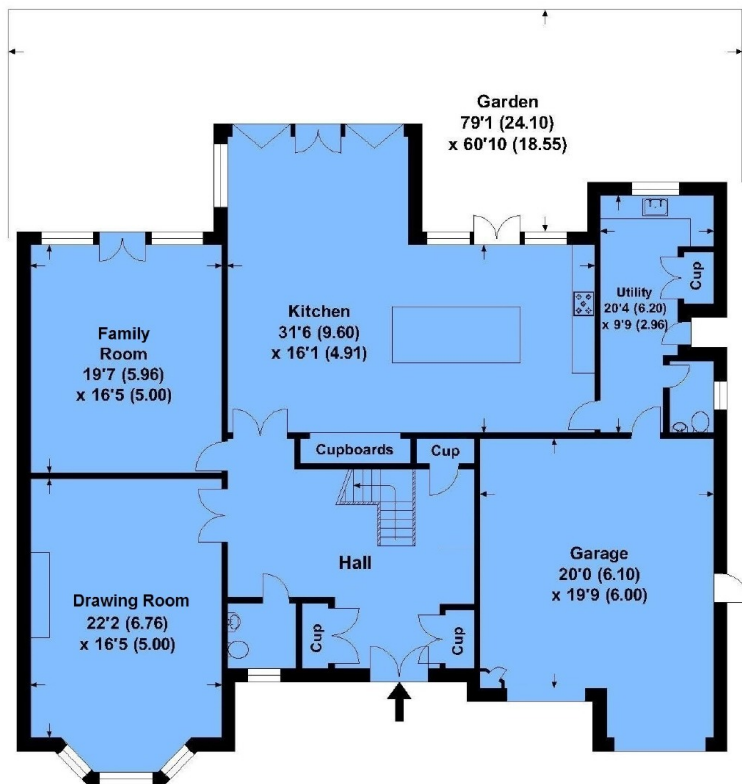
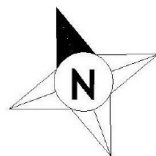
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		85	88	EU Directive 2002/91/EC		84	86
England & Wales				England & Wales			

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



Ashfield Lane

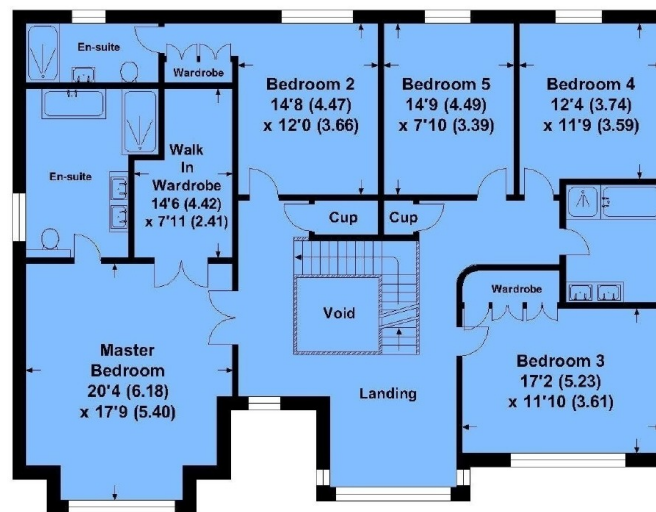
APPROX. GROSS INTERNAL FLOOR AREA 5625.41 SQFT / 522.61 SQM. Inc. Garage



GROUND FLOOR



SECOND 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.

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