





Designed by the renowned architect C.H.B Quennell in 1925, we are pleased to offer this substantial family home which retains many of the character features and charm associated with the Arts and Crafts style of the era.

Divided into two houses in the 1950's discerning purchasers have the option of occupying the property as one family home or two homes with an extended family.

The accommodation comprises seven bedrooms, four bathrooms and seven reception rooms. There is a bright and spacious orangery with access to a family room both of which have under floor heating as does the utility room, all of which are to the rear of the house. There is also an attractive entrance hall with a feature staircase ascending to a half galleried landing.

To the rear is a delightful well kept garden which is mainly laid to lawn with borders stocked with a wide variety of specimen trees and shrubs. To the rear of the garden is a large detached summer house which could be used as an office or recreation room. To the front is a carriage driveway providing ample parking and access to the three garages.



The location is excellent being one of Chislehurst's premier no-through roads within half a mile of the popular Royal Parade with its exclusive restaurants and shops, a mile from Chislehurst High Street and a mile and a half from Chislehurst station.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		35
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(39-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		22
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please refer to

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to view our full area guides



Holbrook Lane

APPROX. GROSS INTERNAL FLOOR AREA 4046.29 SQFT / 375.91 SQM. Ex. Unattached Garage Inc. Store



GROUND FLOOR

GARAGE



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.

