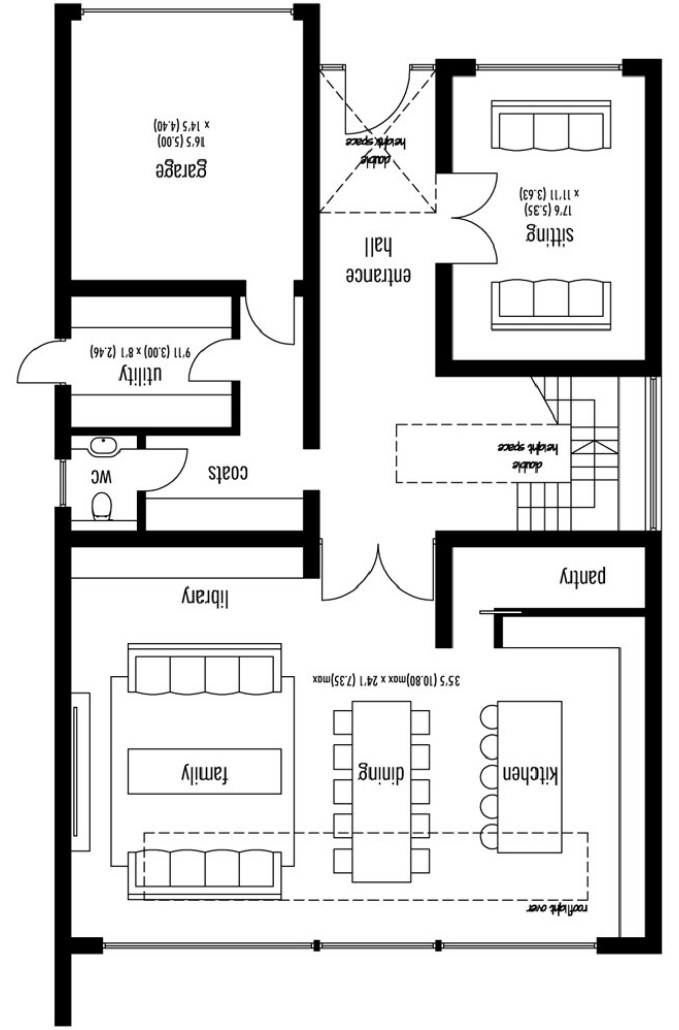
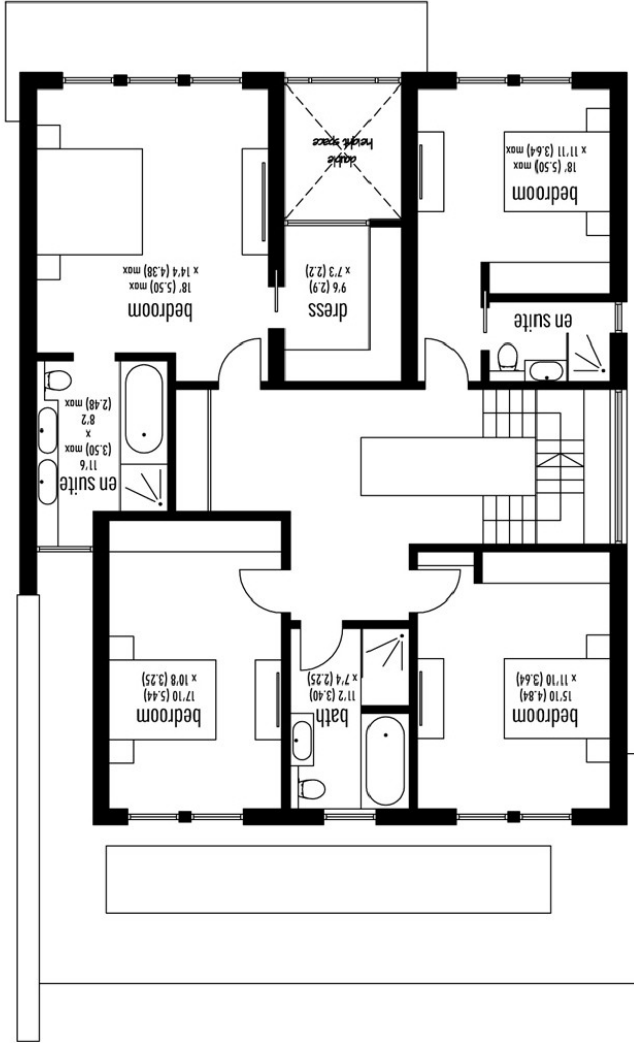


jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. 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 and 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.

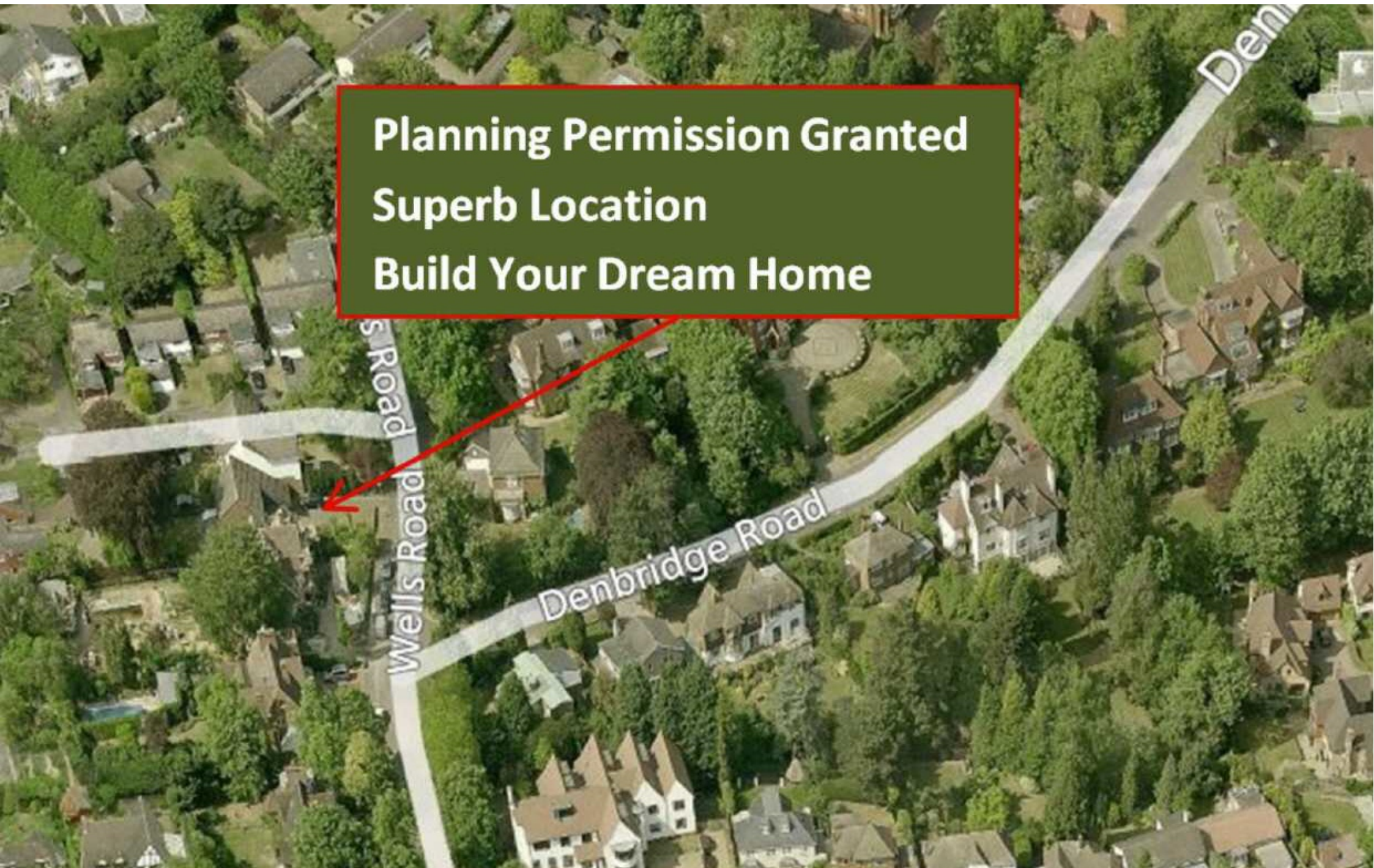
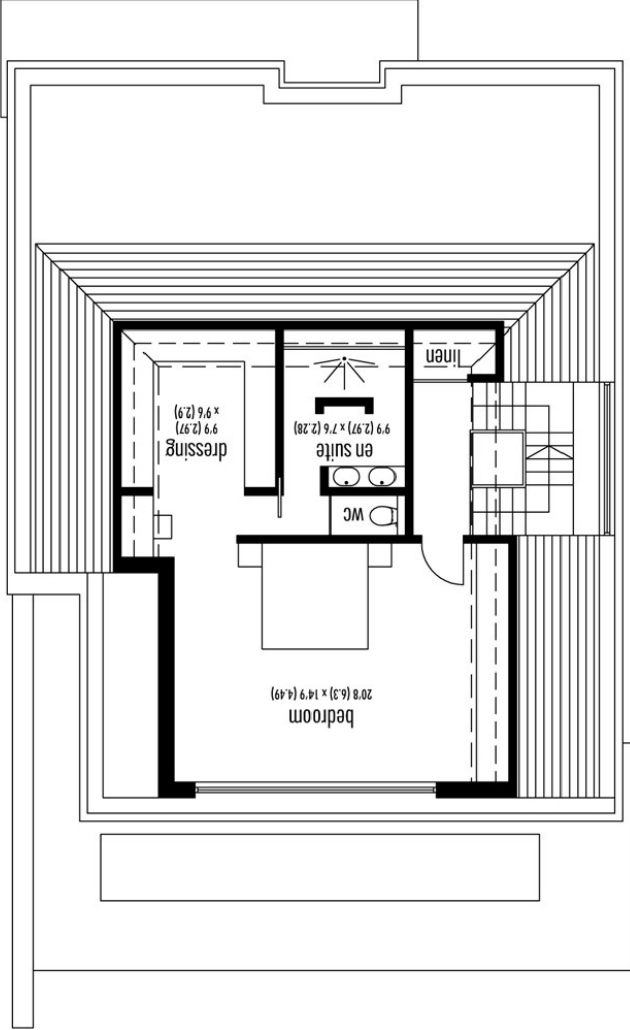
**Ground Floor Plan**



**First Floor Plan**



**Second Floor Plan**



5 Wells Road, Bickley, Kent, BR1 2AJ  
Guide price £925,000 to £950,000

**Description:**

Planning permission has been granted for a substantial replacement detached house with accommodation and garage of c.4,025 sq ft with a highly attractive contemporary elevation, double height entrance hall and galleried landing. When built the home will provide five bedrooms, three en-suites, a family bathroom, two dressing rooms, a magnificent family/dining/kitchen room spanning the rear of the house, pantry room, separate laundry room, cloakroom and wc plus formal drawing room. The attractive west facing garden with beautiful specimen beech tree would extend to approximately 65 ft.

Internally you can work with your build contractor and design this to suit your needs giving you the opportunity of personalising the layout and specification. Jdm can provide details of contractors who will be able to quote on the project for you, or you may have your own preferred contractor.

Should you not wish to take advantage of the granted planning permission to demolish and rebuild entirely, the existing detached house is presented in very good order and offers an attractive family home in its own right, but also offers scope for modernisation. There is significant other development potential on the existing house such as substantially extending to the front (subject to planning advice and planning consent) as the existing planning permission has already established that the build line can be brought forward.

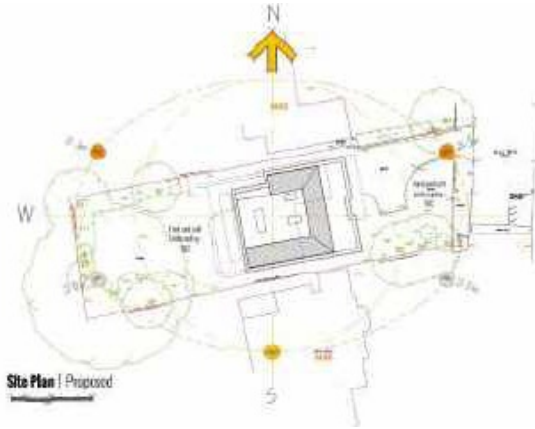
This superb Bickley Park Estate location has Chislehurst and Bickley stations only about half a mile distant and a wealth of favoured schools locally. At the end of Denbridge Road there is a small range of shops and restaurants with Chislehurst Village nearby.

**Directions:** From Chislehurst station proceed down Station Approach and turn left at the end. Go under the bridge and take the first left onto Denbridge Road. Proceed up to the fork in the road and turn right into Wells Road. No 5 is just on the left side. N.B. The floor plan is of the proposed house. Images of the new build are indicative and are computer generated.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley



**Room Dimensions:**

Proposed New Build

Ground Floor

Entrance Hall

Kitchen/Family/Dining Room **10.80m max x 7.35m max**

Drawing Room **5.35m x 3.63m**

Utility Room **3.00m x 2.46m**

Cloak Room

WC

First Floor

Master Bedroom **5.50m x 4.38m**

Master Dressing Room **2.90m x 2.20m**

Master En Suite **3.50m max x 2.48m max**

Bedroom 2 inc En Suite **5.50m max x 3.64m max**

Bedroom 3 **5.44m x 3.25m**

Bedroom 4 **4.84m x 3.64m**

Family Bathroom **3.40m x 2.25m**

Second Floor

Second Master Bedroom **6.30m x 4.49m**

Dressing Room **2.97m x 2.90m**

En Suite **2.97m x 2.28m**

Garage **5.00m x 4.40m**

EPC is for the existing house.



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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
		49 → 51			52 → 53

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

