





We are pleased to offer to the market this very handsome six bedroom detached home, well placed for commuting, being equal distance just 0.6 of a mile from both Elmstead Woods and Bickley Station's and just 0.7 of a mile from Chislehurst station. Set in a gated community, the house sits on a large plot and is offered to a very high specification.

Built just four years ago, this is a great family home and includes a large open plan kitchen/breakfast and family room overlooking the garden as well as a sitting room, a formal dining room and a study with bespoke built in units. The ground floor accommodation continues with a boot room and a downstairs cloakroom.

To the first floor the master bedroom offers an ensuite bathroom and a dressing room and an added bonus of a roof terrace to enjoy your morning coffee or evening glass of wine. The guest bedroom also has an ensuite shower room and two further bedrooms are serviced by a well designed bathroom with a separate shower. This floor also has a great utility room.

To the second floor there are three more bedrooms, one with ensuite shower room, and a bathroom services the other two bedrooms. With storage always a premium in family homes, the two good storage rooms on this level are a useful bonus.

The landscaped frontage to the house includes a driveway with parking leading to a double integral garage and to the rear the garden continues with a patio laid with sandstone slabs and is mainly laid to lawn but and overall there is a feeling of privacy.

In essence a beautiful stylish yet homely home set in a lovely environment close to amenities.



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



Please refer to

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to view our full area guides



Winterfold

APPROX. GROSS INTERNAL FLOOR AREA 5776.36 SQFT / 536.64 SQM. Inc GARAGE



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.

