



35 Marlings Park Avenue  
Chislehurst | Kent | BR7 6QN

FINE & COUNTRY

# Seller Insight

“For the past five years, 35 Marlings Park Avenue has been our home. A self-build, we chose this plot due to the area and its quiet surroundings, safety, and convenience. It offered everything we were looking for, and we designed the house to reflect both comfort and practicality.”

“From the start, we focused on thoughtful details. The custom staircase with mirrored panels and diamante trims adds a unique touch, while underfloor heating, mood lighting, and sensor-controlled features make daily life easier. The bathrooms include built-in televisions for relaxation, and practical additions like two washing machines and two tumble dryers have made a big difference to everyday life.”

“The lounge is the heart of the home, where we gather as a family around the large TV and floating fire. The kitchen is another favourite space—everyone naturally comes together there, whether for meals or entertaining. We designed the home with enjoyment in mind, from the full-sized snooker table to the private, gated driveway that can accommodate up to eight cars. Speaking of the gates, they were designed based on the iconic Greenwich Park gates, adding a touch of character to the entrance.”

“The top-floor bedroom is a real highlight, offering the feel of a private suite with plenty of flexibility for usage. The bi-fold doors leading to the garden create a seamless flow between indoor and outdoor spaces. The garden itself is private and peaceful, with a BBQ area and firepit that have been perfect for gatherings.”

“We’ve loved living here, not just because of the house but also because of the community. It’s a friendly, close-knit community where neighbours look out for one another, creating a real sense of security and belonging. The local restaurants and pubs are fantastic, with Due Amici being a particular favourite of ours.”

“As we move on to a new chapter, we’ll miss the space, privacy, and the home we’ve put so much care into. It’s been a wonderful place to live, and we hope the next owners enjoy it as much as we have.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











# Step inside

## 35 Marlings Park Avenue

---

Presenting an exceptional property on Marlings Park Avenue in Chislehurst—an address that speaks to prestige and quality. Built by the current owners to an exacting standard, this residence embodies meticulous craftsmanship and thoughtful design at every turn.

This beautiful home is perfect for those who value quality, space, and a distinguished lifestyle. Abundant natural light floods the interior, enhancing spacious living areas and creating a warm, inviting atmosphere.

Set on a large plot, the outdoor space offers plenty of room for garden pursuits, entertaining, or simply enjoying the tranquillity of the surroundings and with extensive parking facilities, convenience is at the forefront, accommodating multiple vehicles with ease.

Situated in a sought-after area, this property benefits from the allure of Chislehurst's charming environment and the added prestige of its coveted address.











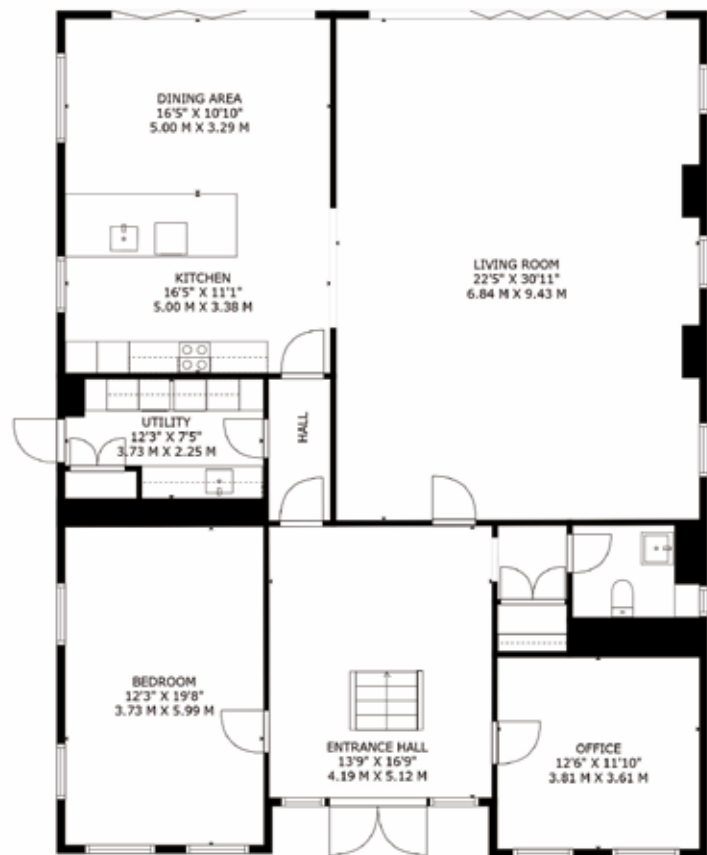




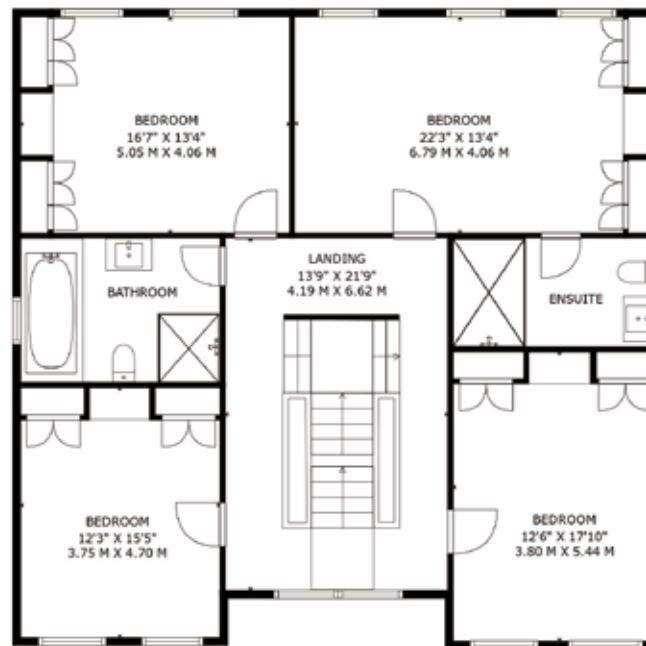








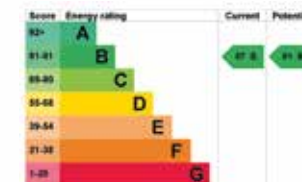
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Fine & Country South East London  
Tel: +44 (0) 20 7635 2063  
[southeastlondon@fineandcountry.com](mailto:southeastlondon@fineandcountry.com)  
47b Great Guildford Street, London Bridge, London SE1 0ES

