



£1,250,000

Marlings Park Avenue, BR7 6RD

Chattertons

EST 1893

Detached 3 bed bungalow

Ready to be returned to its former glory is this interesting detached bungalow sitting on a very impressive corner plot. The property has 2 wings of accommodation divided by the spacious entrance hall, one of the wings includes 2 very large receptions and kitchen with the other made up of 3 good size bedrooms, bathroom and separate wc. To the rear is a good size garden hugged by the symmetry of the property. Located in a lovely road this property has so much potential and we cannot wait to hear feedback from prospective buyers. It is the type of property where people will say...oh that one.



Interesting detached bungalow

2 wings of accommodation

Detached garage

Garden hugged by the symmetry of the property

Frontage

Very large frontage mainly grassed with private Driveway leading to the detached garage

Entrance Hall

Larger than average, tiled floor

Lounge 17' 8" x 15' 11" (5.38m x 4.85m)

Dual aspect windows

Dining Room 16' 2" x 12' 5" (4.92m x 3.78m)

Bay window to front and window to the side

Kitchen 16' 2" x 11' 2" (4.92m x 3.40m)

Bay window to front and window to the side, wall and base units with work surface, stainless steel double bowl sink unit with 2 bowls, larder cupboard

Private driveway

Large frontage

Chain free

Bags of potential

Bedroom 1 14' 5" x 12' 10" (4.39m x 3.91m)

Bay window and 2 additional windows to the side

Bedroom 2 14' 5" x 13' 1" (4.39m x 3.98m)

Bay window and additional window

Bedroom 3 10' 6" x 8' 10" (3.20m x 2.69m)

Window, built in wardrobes

Bathroom

Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc, tiled walls

Separate WC

Low level wc, pedestal wash hand basin

Detached Garage 20' 1" x 14' 7" (6.12m x 4.44m)

Double doors

Rear Garden 85' 0" x 50' 0" (25.89m x 15.23m)

Laid to lawn with patio area





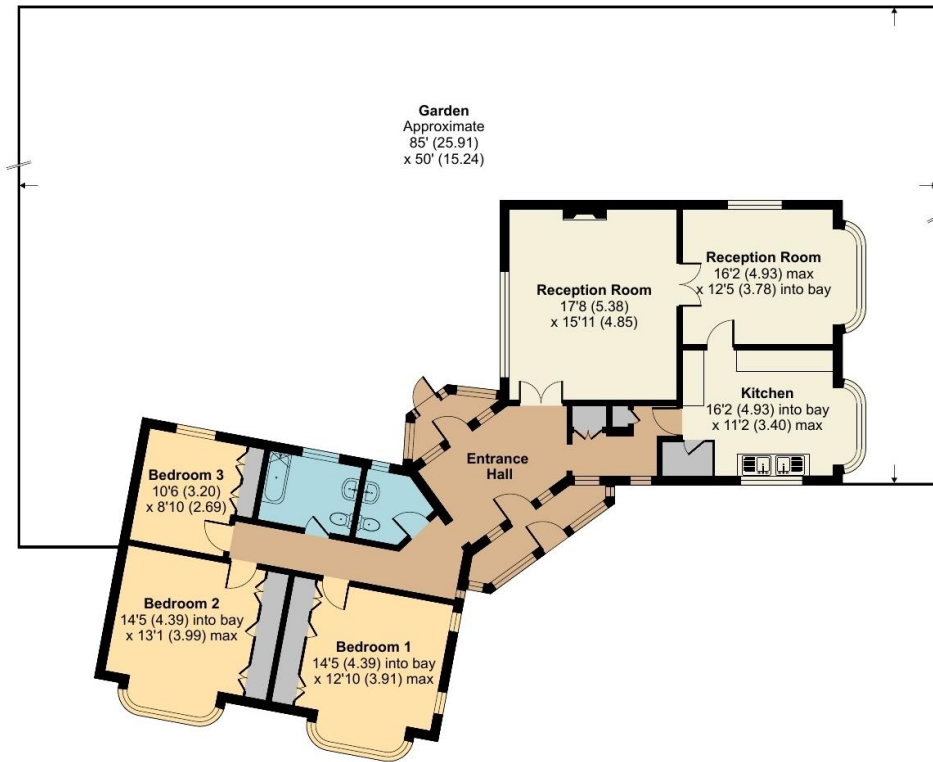
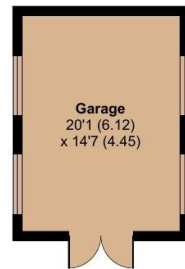
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Approximate Area = 1665 sq ft / 154.6 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 1958 sq ft / 181.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 1080923

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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