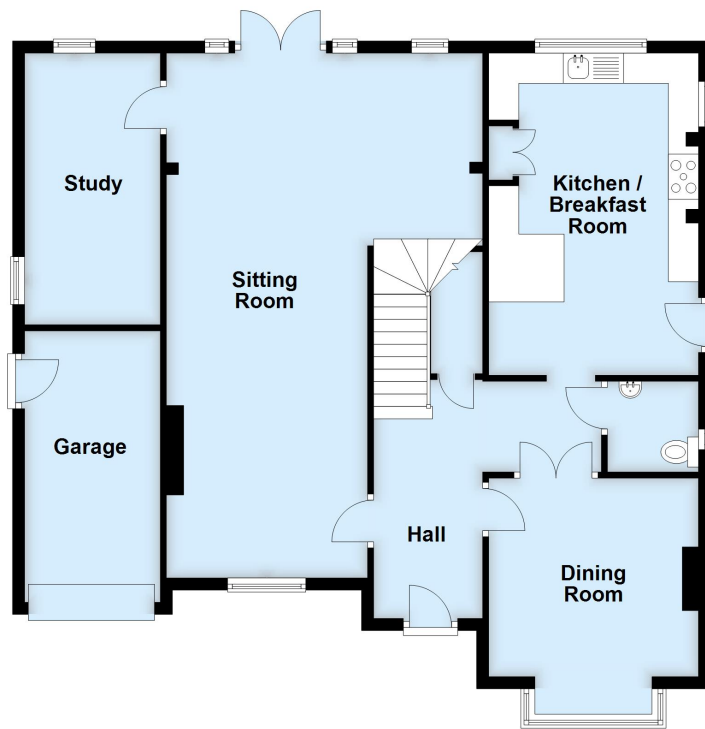


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive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



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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Viewing by appointment with our Petts Wood Office - 01689 606666

16 Marlings Park Avenue, Chislehurst, Kent, BR7 6QW  
**Guide Price £1,395,000 Freehold**

- Impressive Character House
- Four Generous Bedrooms
- Breakfast Kitchen
- Turnkey Interior
- Gated Carriage Drive
- 130 ft Rear Garden
- Large En-Suite Shower
- Three Reception Rooms



## 16 Marlings Park Avenue, Chislehurst, Kent, BR7 6QW

This beautiful 1930's built mock Tudor detached family house enjoys a stunning 130ft by 46ft rear garden and gated frontage with carriage driveway offering parking for several cars. The spacious interior (2105 sq ft approx.) comprises four generous and independent bedrooms on the first floor, a sizeable en-suite shower room, double aspect through living room, separate dining room to front aspect, dedicated home office, impressive breakfast kitchen, quality family bathroom and cloakroom. There is an integral garage for a great storage solution. Features include an overall plot size of 219ft by 46ft, fully double glazed windows, gas central heating, turnkey interior, popular Amtico herringbone flooring, kitchen appliances included, alarm system, CCTV, further scope to extend the rear elevation, plus CHAIN-FREE possession. Situated in the desirable Markings Park area of Chislehurst, midway between Petts Way and Royal Parade, a short drive to two mainline stations, nearby reputable schools, good transport links and an abundance of National Trust woodland for enjoyment. Interior viewing comes highly recommended by the sellers' SOLE AGENT.

### Location

Markings Park Avenue is situated close to Petts Wood and Chislehurst amenities, two mainline stations, nearby schools and an abundance on open great spaces.



### Ground Floor

#### Entrance Porch

Oak and leaded light entrance door, radiator, opens to main hallway.

#### Entrance Hallway

Amtico herringbone flooring, recessed ceiling lighting, deep under stairs cupboard with light, meter cupboard.

#### Cloakroom

WC, hand basin, radiator, recessed ceiling lighting, extractor fan.

#### Main Living Room

8.69m x 3.33m (28' 6" x 11' 0") A double aspect room with feature brick fireplace surround, gas coal effect fire, Amtico herringbone flooring, wall lights, radiator, door to home office.

#### Dining Room

3.63m x 3.48m (12' 0" x 11' 5") (into bay window) Feature brick fireplace, electric log effect fire, Amtico herringbone flooring, radiator, wall lights.

#### Home Office/ Reception Three

4.50m x 2.26m (14' 9" x 7' 5") A double aspect room, radiator, recessed ceiling lighting.

#### Breakfast Kitchen

5.44m x 3.58m (17' 10" x 11' 9") Range of medium oak wall and base cabinets, Range double oven with five gas burners, griddle and warming drawer, canopy with extractor hood, integrated appliances

to include fridge and freezer, washing machine and dishwasher, inset sink unit set in quartz work surface, wine chiller, peninsular breakfast bar, radiator, recessed ceiling lighting, roof lantern.

### First Floor

#### Mezzanine Level

A bright relaxing area with a feature stained glass leaded light window.

#### Main Landing

Access to loft by ladder, built-in linen cupboard and storage cupboard, radiator.

#### Bedroom One

5.76m x 3.45m (19' 0" x 11' 4") Feature French doors to roof terrace, range of wall to wall wardrobes, radiator, wall lights.

#### En-Suite Shower Room

Contemporary suite comprising wet room shower, drench shower and screen, wall mounted WC and hand basin on vanity unit, LED wall mirror, chrome heated towel rail, recessed ceiling lighting, built-in linen cupboard.

#### Bedroom Two

3.78m x 3.48m (12' 5" x 11' 5") Range of fitted wardrobes and dressing table, stone hand basin on vanity unit,

#### Bedroom Three

3.78m x 3.00m (12' 5" x 9' 10") Radiator, alcove shelves.

#### Bedroom Four

4.09m x 2.01m (13' 5" x 6' 7") Access to loft, radiator, deep recess.

#### Family Bathroom

Contemporary suite comprising freestanding oval bath, floor mounted taps, handbasin on vanity unit, chrome heated towel rail, recessed ceiling lighting, LED wall mirror,

### Outside

#### Rear Garden

130ft by 46ft. A stunning garden with paved patio, extensive lawn, mature shrubs and trees, summer house, mid feature wall, two lamp posts, children's play area, exterior wall lights, power sockets, water tap. Side access.

#### Integral Garage

Integral single garage, Power and light, up and over door.

#### Frontage

A deep driveway with a walled frontage, two wrought iron vehicular gates, block paved carriage driveway for easy access, wall lights, parking for several cars.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: G