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GRAHAM
JOHN
MAKE LIFE SPECIAL

A delightful surprise

with a woodland backdrop



Anything but ordinary

this is more home than you expect!

The Details

4 bedrooms
En suite
Bathroom
Linen cupboard
Living room
Kitchen/breakfast room
Utility room
Cloakroom
Conservatory/family room
Garage
Parking
Lovely garden

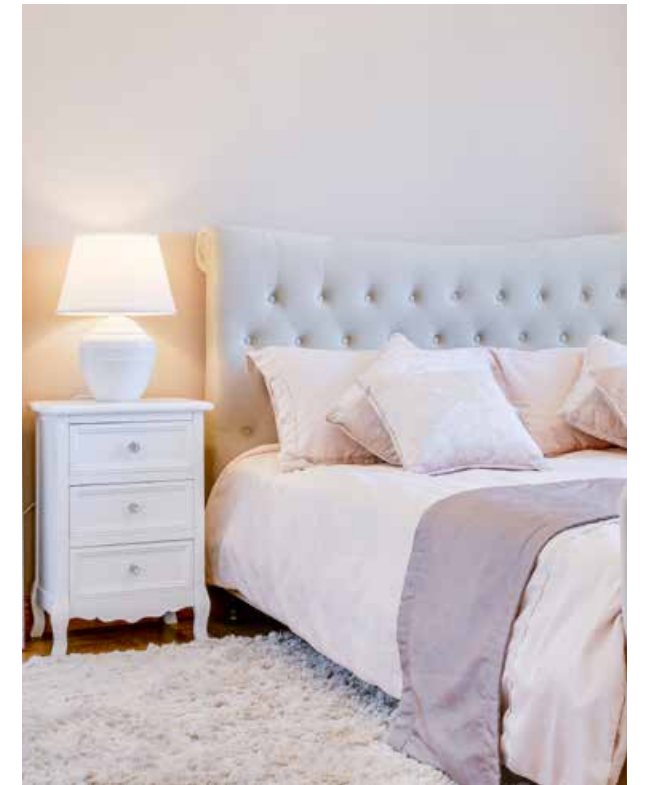
We love homes that surprise you, that provide unexpected things that make life better, that impress with space and purpose. This is one that needs discovering so read on.

This is one of those homes that catches you by surprise, you form an idea of what you think it will be, the reality is refreshingly and wonderfully different. It caught the current owner by surprise; when she was looking for somewhere special to settle in she had a number of homes to view and some high on her list, once she walked through the door this was the one that jumped out and for a number of fabulous reasons.

From the front this is a nice looking home, modern, set in a cul de sac and very pleasant. Open the front door and you begin to get a sense there may be something special here.

The hallway is nicely welcoming, double doors open into a pleasant sitting room. It's when you step into the kitchen and suddenly find you are taking in the space it offers, the view of the garden through the windows, the trees that form a lovely backdrop, that's when it completely changes any preconceptions you may have had: this is a lovely home to escape to whilst being on the doorstep of Bromley and all that surrounds it.

There's more to discover though, explore a little and suddenly there is an expanse of space stretching away. The conservatory manages to serve multiple purposes, gym, dining room and family area, all co-exist and work. We've passed the utility room and cloakroom, the door into the garage that has an electric up and over door; all the things on your checklist are there to tick off.



A home that is easy on the eye



Somewhere that provides lovely space

It's things you don't expect that make a home special, moments when you go, 'oh wow, how great!' Upstairs you open a door and find behind it a linen cupboard, unexpected and so useful in a family home. Four bedrooms are in proportion here and there is built in storage to most of them. Cloakroom, bathroom, en suite, all are stylish and impress.

Outside provides an important dimension, this is a home that revolves around the garden. Throw open the doors from the breakfast area and you are at one with the garden. The patio area, neatly set by the kitchen has a door beside it to step into the utility, to the cloakroom. The conservatory is a place to sit and relax, to look over the garden, it is somewhere to sit, eat and with the double doors there wide open, somewhere that allows life to flow from within to without; it's so easy to picture friends milling around, drinks in hand, to imagine the chattering and laughing.

There is access from both sides of the home to the garden. A decking area for sun worshippers and shadier spots when you want a little respite. You can tell we love this home, come along and let us show you why.



A wonderful living room

This home is available for viewing by appointment through Graham John Estate Agents.

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www.grahamjohn.com





Interesting and practical



A natural flow



Stylish design



The kitchen is such an important room in any home, this one is fabulous and with a utility room beside it, so much has been thought of and catered for.

As you walk around this home you find that many rooms seem to offer more than you first expect, to provide space that adds to the daily enjoyment of life, places that suggest options, different ways to live and enjoy time here.

It's the mark of a true home and somewhere that has been given more thought than many properties receive.



A linen store!



Bedroom or study, brilliant at either



A lovely guest bedroom

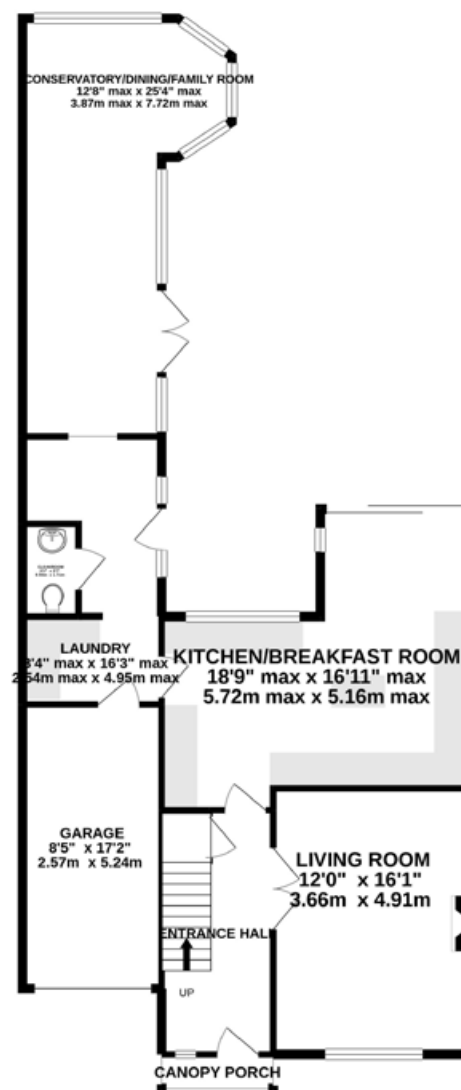


Ensuite to the main bedroom

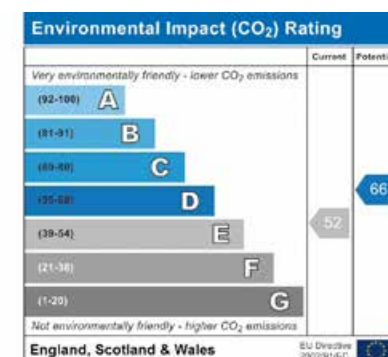
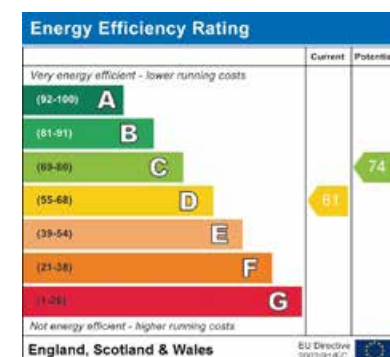
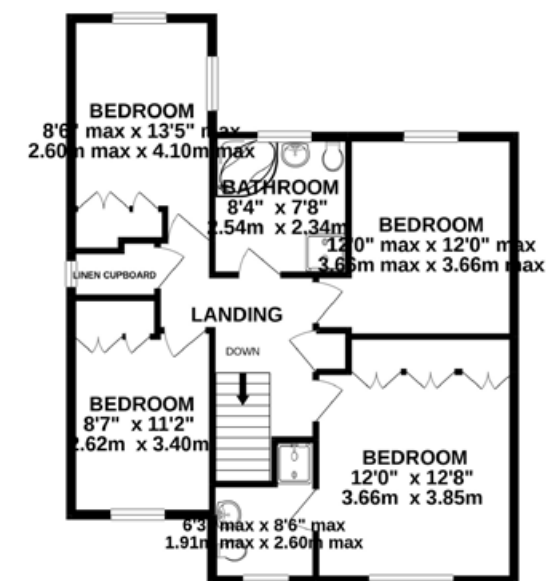


That super main bedroom

GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.5 sq.m.) approx.



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A delightful garden to enjoy with a wooded backdrop



Carefully thought out, the garden offers different spots for times of the day, enjoy the sun or find some shade.

This is a home that has been extended and great thought has gone into it. The design has elevated the home to another level creating a fabulous space

that lets you engage with the garden throughout the year. It offers a degree of separation, and a freedom of purpose that is quite refreshing and exciting. ■

The house and the garden are designed to be in harmony and a lovely flow to and from has been created.