



39 Julian Road, Chelsfield Park, Kent, BR6 6HT

Welcome to this stunning detached house located on Julian Road in the ever popular Chelsfield Park. This property boasts five spacious bedrooms, offering ample space for a growing family or those who love to entertain guests.

Situated in a peaceful neighbourhood, this house provides the perfect blend of tranquillity and convenience. The ample parking space for up to five vehicles ensures that you and your guests will never have to worry about finding a parking spot.

Offering a games room, swimming pool, and a spacious loft room, ideal for a cinema room or an additional entertaining space for teenagers.

The property's detached status offers privacy and a sense of exclusivity, making it a perfect retreat from the hustle and bustle of everyday life. The spacious interior provides endless possibilities for creating your dream home, with room for a cosy living area, a stylish kitchen, and comfortable bedrooms.

Whether you're looking for a peaceful sanctuary to unwind after a long day or a welcoming space to host gatherings with friends and family, this house on Julian Road offers the ideal setting.

- Large detached family home
- Cul-de-sac location
- Sizeable rear garden
- Games room
- Swimming pool
- Over 4500 square feet
- Double garage
- 0.5 mile walk to Chelsfield Station
- EPC- TBC
- Council tax- G

£1,700,000

Julian Road

Approx. Total Internal Area 4589 Sq Ft - 426.33 Sq M
(Including Garage & Excluding Void)

Approx. Gross Internal Area 4167 Sq Ft - 387.13 Sq M
(Excluding Garage & Void)

Approx. Gross Internal Area Of Garage 400 Sq Ft - 37.16 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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