



7 Marlings Close, Chislehurst, BR7 6RL  
£950,000

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6RL

- Well Presented Detached Bungalow
- Rarely Available in This Cul De Sac Location
- Two/Three Bedrooms and Three Receptions
- Fitted Kitchen and Large Shower Room
- Wide West Aspect Plot With 19' Detached Garage
- Excellent Location Between Petts Wood & Chislehurst



**CHAIN FREE SALE** - A wonderfully located two/three bedroom detached bungalow, which is set upon this wide West facing plot and sited at the end of this picturesque cul-de-sac within the desirable Marlings Park area of Chislehurst. The property offers a selection of versatile accommodation and comprises a spacious hallway, two good size bedrooms, both with ample built in storage. From here viewers will note three dedicated receptions, a fitted kitchen and a sizable shower room. All of this is approached via a long driveway and further benefits include a detached garage measuring 19'1 in length. A real feature of this property is the expansive rear garden, which is beautifully presented and extends to approx. 91'1 x 40'4 offering a private outdoor sanctuary for children to play, gardening enthusiasts to indulge their passion or for hosting summer barbecues with friends and family. The property is also set within easy reach of National Trust Woodland and the convenience of amenities at both Petts Wood Station Square and Royal Parade. This property should be high on your viewing list so call Edmund today.



## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

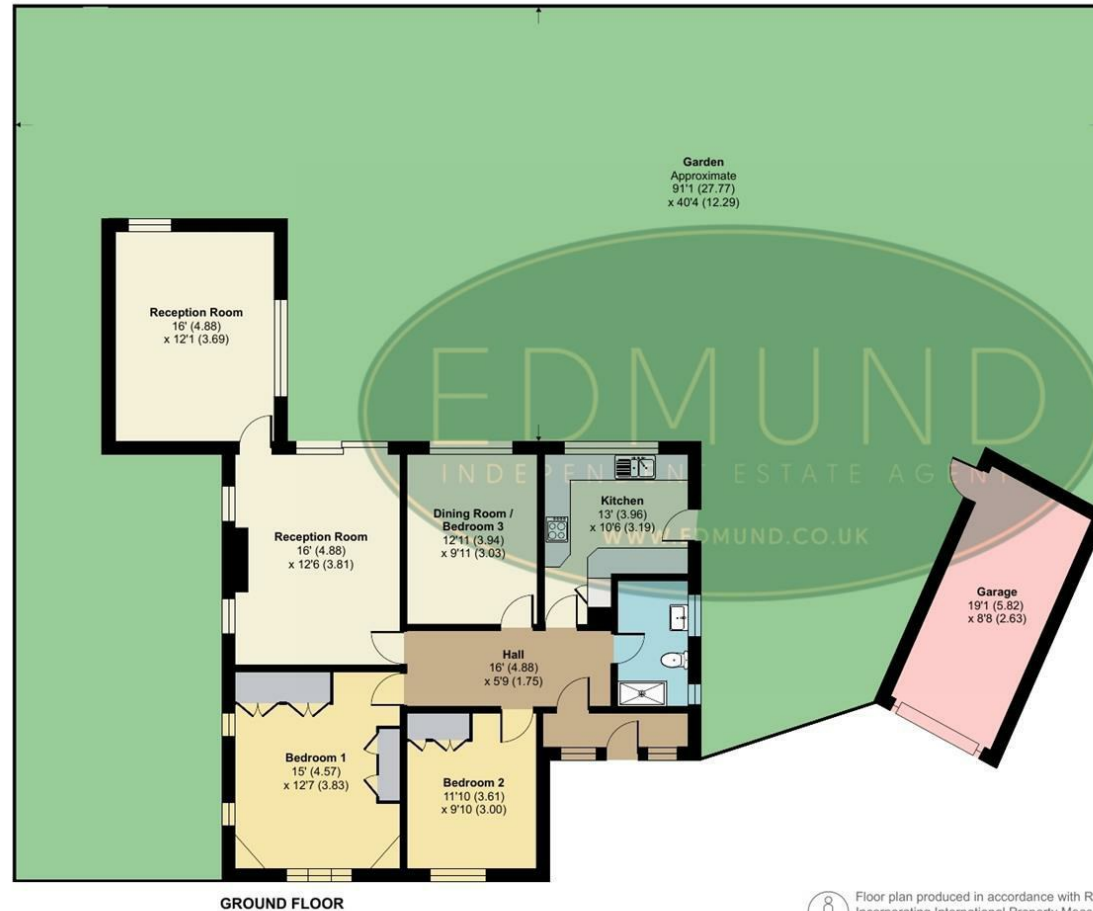
# Marlings Close, Chislehurst, BR7

Approximate Area = 1176 sq ft / 109.2 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edmund Estate Agents. REF: 1470887

## IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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