



Blackbrook Lane

Bromley, Kent BR2 8AY

A well presented and extended 4-5 bedroom detached residence



Blackbrook Lane

Guide Price £1,250,000

A well presented and extended 4-5 Bedroom Detached Residence offering almost 2,500 sq ft located just a few minutes walk away from Bromley High School and backing onto Jubilee Park.

Downstairs the property boasts a full width rear extension accommodating an almost 30' sitting/dining room with clever concealed double doors leading to the 24' kitchen with central island and both rooms boasting dual sets of double-glazed doors opening onto the 120 ft garden.

There are a 2 further reception rooms, (one could be utilised as bedroom 5), handy downstairs shower room/W.C, utility room and a separate office to the rear.

Upstairs are 4 double bedrooms, 2 with built in wardrobes, and spacious family bathroom with separate W.C.

Outside the lovely garden has a large patio with ample space for tables and chairs together with an 8 person hot tub (included!) plus a herringbone front driveway with parking for several cars.

Bickley and Petts Wood stations with services to London are both within a 15 minute walk as are local shops at "The Fairway" and Petts Wood. The property is also well served by bus services.

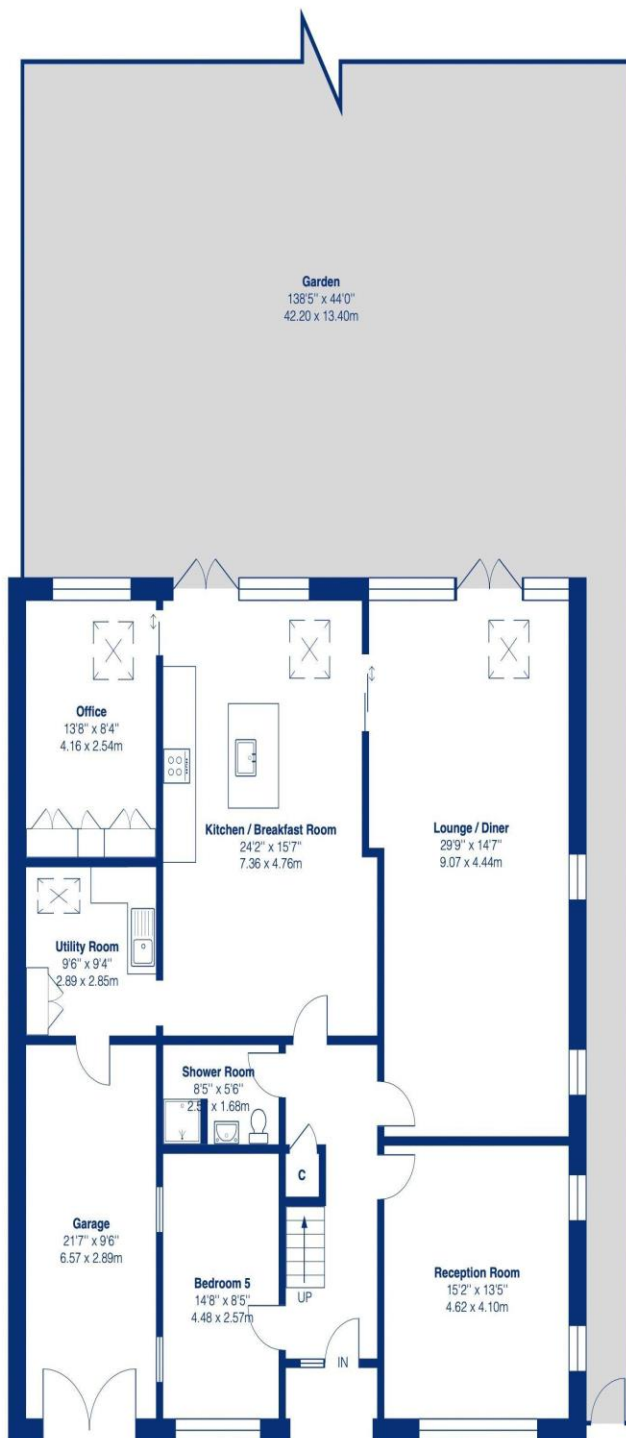
Further schools nearby include Southborough Primary, St. James Primary, Bickley Park School (pre and prep schools), Bishops Justus Church of England School and Bullers Wood Girls and Boys Schools.

Altogether a splendid family home. (Please note the vendor informs us the ground floor foundations are deep enough to take a first-floor rear extension, subject to the usual permissions being available)

- 4 - 5 double bedrooms
- Stunning kitchen with island
 - Quartz worktops
 - Utility room
- Downstairs Cloakroom/Shower room
- Study overlooking garden
- Solid floors downstairs
- Further potential to extend (STPP)
- 120' garden backing park
- Close to schools and stations





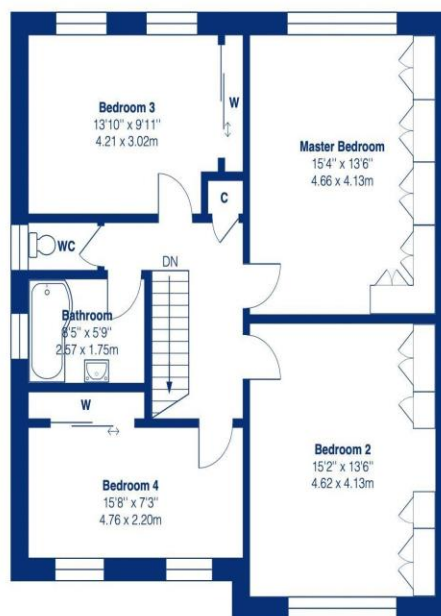


Ground Floor



Blackbrook Lane, BR1

Approximate Gross Internal Area
2450 sq ft / 227.7 sq m
(excluding garden)



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.

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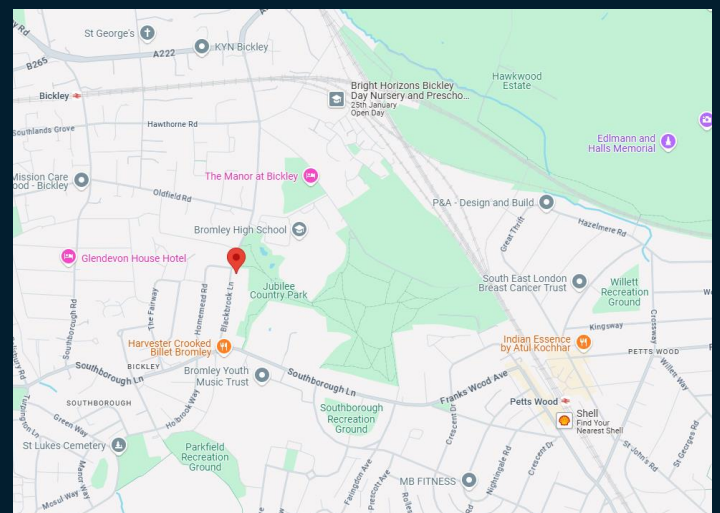
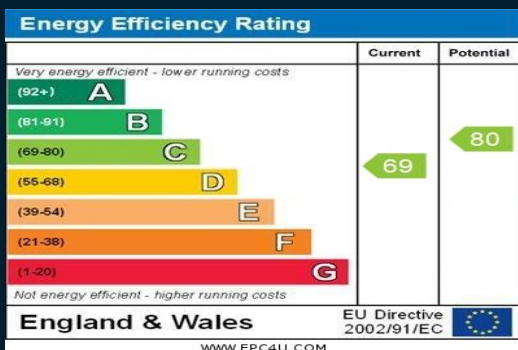
Additional Information:

Council Tax Band: G

EPC Rating: C

Location: BROMLEY

Viewing: Via Browne Estates



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