

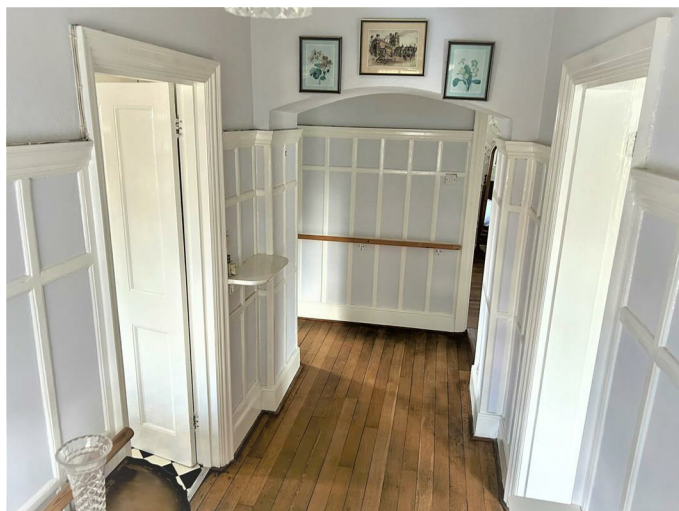


## **Pickhurst Lane, Bromley, BR2 7JF**

### **Offers Over £700,000 Freehold**

Period two bedroom detached bungalow offered 'Chain Free' and set in the middle of a large plot close to the shops, restaurants, mainline station and excellent local bus routes on Station Approach also close to Hayes & Pickhurst Primary and Hayes Secondary Schools. Alongside the two double bedrooms the property boasts two receptions, conservatory, fitted kitchen with appliances, shower room and cloakroom to main bedroom. Externally there are flat rear and front gardens for morning and afternoon sun respectively, Summer houses front and back, detached garage to side with electric shutter and driveway providing off street parking for three cars. Many original features have been retained and the property could be further extended should it be required but is currently an ideal buy for anyone wishing to downsize and have every convenience on their doorstep.

**ENTRANCE HALL (T shaped) 16'1 x 12'5 (4.90m x 3.78m )**



Hardwood front door with glazed inserts leads into entrance hall. Coving, radiator, panelled walls to plate rail, stripped wood flooring, cupboard and loft access hatch to boarded loft area.

**FITTED KITCHEN 12' x 10'5 (3.66m x 3.18m)**



Double glazed lead light window and opaque oriel window to front and double glazed door to side. Fully fitted kitchen comprising range of wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with mixer tap and drainer and tile effect Vinyl flooring. Wall mounted Worcester Bosch Greenstar boiler (installed end of 2016), four ring gas hob with extractor hood over, electric double oven, tall fridge freezer, washing machine and dishwasher.

**DINING AREA (into bay) 14'4" x 11'3" (4.39m x 3.45m)**



Double glazed lead light bay window to front, coving and radiator. Stripped wood flooring and telephone point. Open plan to:

**LOUNGE AREA 13'3 x 10'7 (4.04m x 3.23m)**



Double glazed lead light windows and door to front, leading to conservatory plus opaque double glazed window to rear. Coving, two radiators, TV aerial point and gas feature fireplace with marble effect mantle and granite effect hearth.

**CONSERVATORY 11'7 x 9'7 (3.53m x 2.92m)**



Double glazed lead light conservatory with openers and door to front garden, radiator, wall lights and wood effect laminate floor.

**SHOWER ROOM 9'10 x 6'5 (3.00m x 1.96m)**



Opaque double glazed window to side, radiator, airing cupboard, extractor fan, fully tiled walls and tile effect Vinyl flooring. Walk in double shower cubicle with wall mounted controls, pedestal wash hand basin with mirror over, low level WC and wall mounted mirror.

**BEDROOM ONE (into bay and to wardrobes) 13' x 11'4 (3.96m x 3.45m)**



Double glazed bay window to side, coving, radiator, stripped wood floor and triple wardrobe with central mirrored door.

**EN SUITE CLOAKROOM 6' x 3'6 (1.83m x 1.07m)**

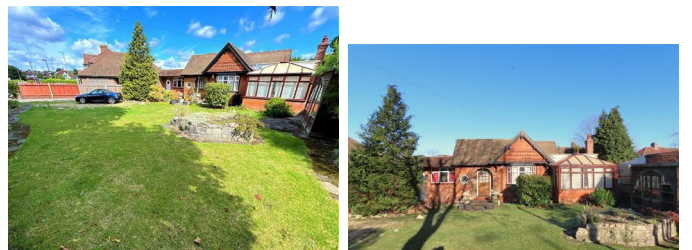
Low level WC, extractor fan, wash hand basin on vanity unit, wall mounted mirror and stripped wood flooring.

**BEDROOM TWO (plus bay) 10'7" x 10' (3.23m x 3.05m)**



Double glazed bay window to side, radiator, coving and picture rail. Two built in wardrobes, built in cupboard and stripped wood floor.

**FRONT GARDEN 55' x 80' (16.76m x 24.38m)**



South West facing front garden, driveway leading to

garage providing off street parking for three cars. Laid lawn area with orbital path, summerhouse, mature tree and shrub beds plus outside lights and tap.

#### **DETACHED GARAGE 16'8 x 8'7 (5.08m x 2.62m)**

Detached garage to side with power and light, electric roller shutter, windows to side and personal door to rear.

#### **REAR GARDEN plus 13' x 15' drying area to side 46' x 30' (14.02m x 9.14m)**



Private rear garden captures the morning sun with patio, laid lawn and mature shrub beds. Outside tap and light, summer house on concrete base, two storage cupboards and drying area to side. Side access to both sides.

#### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 92sqm (Approximately 990sqft)

#### **COUNCIL TAX BAND 'F'**

#### **ADDITIONAL INFORMATION**

The boiler was installed in late 2016, also in the same year works were done to all roof areas, the interior and exterior were painted and the drains serviced.

For those that appreciate a touch of history the property is referred to as The Lodge in records because it is understood to be the Lodge House to Hayes Place which was the home to William Pitt the Elder and birthplace of his son and youngest English Prime Minister, Pitt the younger.

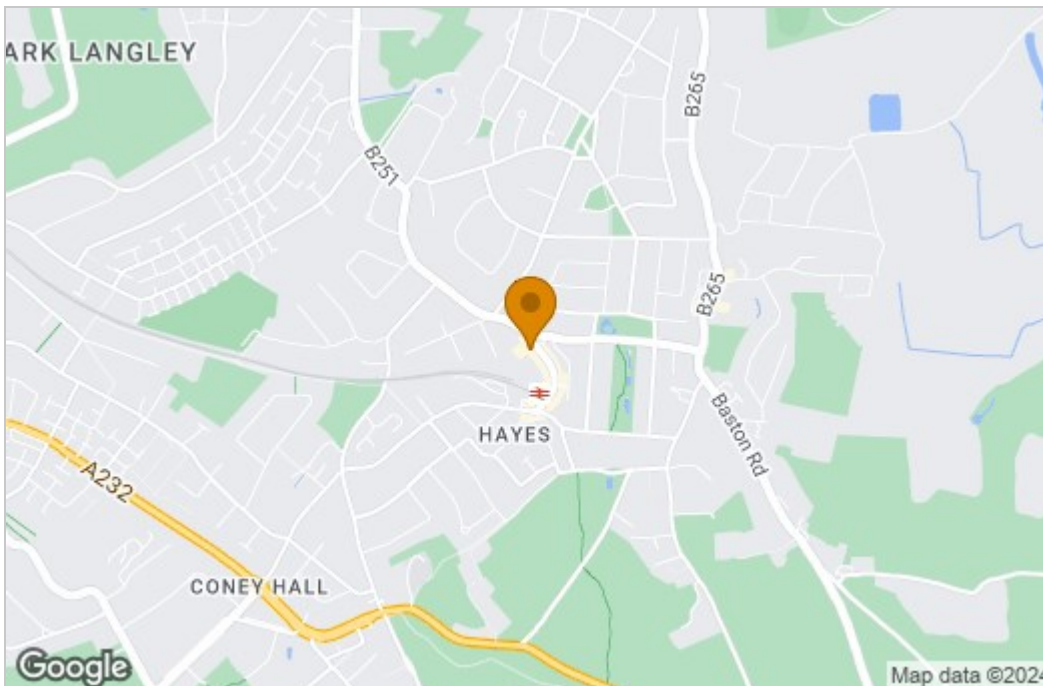
# Floor Plan

GROUND FLOOR

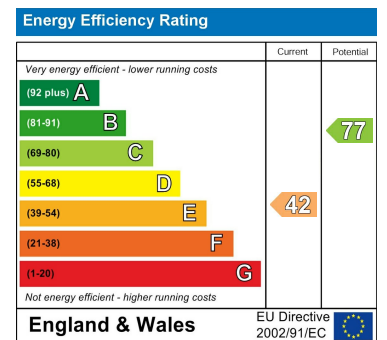


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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