



21 Blenheim Road  
Bickley, Bromley, BR1 2EX  
**£850,000 Freehold EPC: D**

 **Maguire Baylis**





Guide Price: £850,000 – £900,000. A superb Edwardian semi-detached family home providing generously proportioned accommodation with four good sized bedrooms.

This delightful property forms part of a highly sought after tree-lined residential road, being well located within minutes walk to Bickley main-line station, close to well regarded local schools and , for outdoor facilities, Whitehall recreation ground is just 'yards' away to the end of the road.

The property has been under the current ownership for some 37 years and, during this time, has been a wonderful family home. The current owners have improved the property over more recent years with the addition of a loft conversion providing a large double bedroom with en-suite shower facilities. They have also added a conservatory to the side. However, many of the original features have been retained.

Other key features include the large through lounge with feature cast iron fireplace; a fitted Shaker style kitchen; separate utility and WC; plus well appointed family bathroom on the first floor.

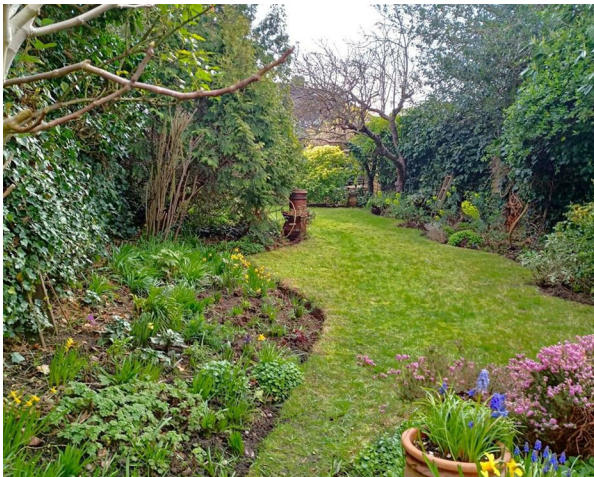
Outside, the rear garden is a particular feature. Extending to some 85' and providing a lovely, sunny south facing aspect, and surrounded with mature trees and shrubs which afford a high degree of seclusion.

The property can also be offered for sale on a chain free basis.

- DELIGHTFUL EDWARDIAN HOME
- GENEROUSLY PROPORTIONED ACCOMMODATION
- FOUR GOOD SIZE BEDROOMS
- TWO BATH/SHOWER ROOMS
- IMPRESSIVE 28' THROUGH LOUNGE
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- SEPARATE UTILITY/WC
- CONSERVATORY TO SIDE
- LOVELY SOUTH FACING GARDEN
- HIGHLY SOUGHT AFTER ROAD \*\* EPC – BAND D

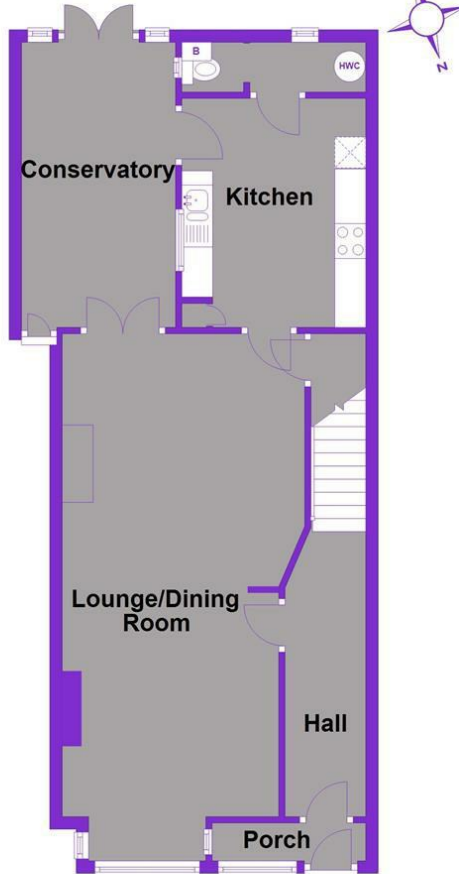






### Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



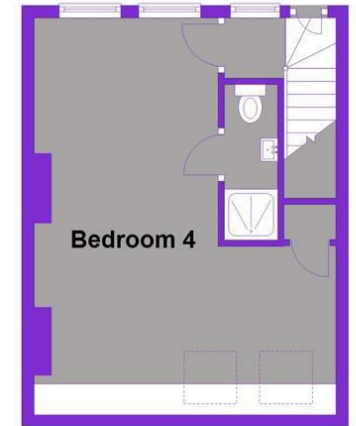
### First Floor

Approx. 54.3 sq. metres (584.5 sq. feet)



### Second Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 153.2 sq. metres (1649.3 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

### ENTRANCE PORCH

Enclosed entrance porch with part glazed door to front plus windows to front; wall light.

### HALLWAY

Part glazed front door; dado rails; radiator; picture rails; stairs to first floor.

### THROUGH LOUNGE

28' (into bay) x 11'6" (widening to 13') (8.53m (into bay) x 3.51m (widening to 3.96m))  
Double glazed bay window to front; exposed and varnished original floor boards; cast iron feature fireplace with tiled hearth; four radiators; built-in understairs storage cupboard; French doors to conservatory.

### KITCHEN

12' x 10' (3.66m x 3.05m)  
Sash window to side, plus part glazed door to conservatory; fitted with a modern range of Shaker style wall and base units with solid wood worktops to two walls; built-in electric hob with extractor hood over; double oven; spaces for dishwasher and fridge/freezer; wood flooring; part tiled walls; door to:

### UTILITY/WC

Double glazed window to rear plus further window to side; space and plumbing for washing machine; WC; hot water cylinder; wall mounted Vaillant gas boiler.

### CONSERVATORY

15'10" x 8'1" (4.83m x 2.46m)  
Double glazed windows and French doors to rear leading to garden; glass vaulted ceiling; exposed brick feature wall; radiator; varnished floor boards.

### FIRST FLOOR LANDING

Dado rails; stairs to top floor.

### BEDROOM 1

16'2" x 16'1" (into bay) (4.93m x 4.90m (into bay))  
Double glazed bay window to front, plus further window to front; two radiators; original Art Nouveau style cast iron fireplace; picture rails.

### BEDROOM 3

12' x 10'9" (3.66m x 3.28m)  
Double glazed sash window to rear; fitted wardrobe; radiator; picture rails.

### BEDROOM 4

10' x 7'4" (plus door recess) (3.05m x 2.24m (plus door recess))  
Double glazed sash window to rear; radiator; picture rails.

### FAMILY BATHROOM

Sash window to side; fitted with a modern and well appointed suite comprising panelled bath with built-in power shower over and glass shower screen; fitted wash basin; WC; limestone wall tiling; wood flooring; radiator; extractor fan.

### TOP FLOOR LANDING

Double glazed window to rear; door to eves storage.

### BEDROOM 2

21' (max) x 9'10" (widening to 15'1") (6.40m (max) x 3.00m (widening to 4.60m))  
Two double glazed window to rear, plus two double glazed Velux windows to front within sloping ceiling; wood effect flooring; built-in wardrobe; fitted base level storage to one wall; door to:

### EN SUITE SHOWER

Suite comprising built-in shower cubicle with electric shower; fitted wash basin; WC; extractor fan.

### GARDEN

85'3" (26m)  
The rear garden is a particular feature of the property. Extending to around 85' and providing a sunny south facing aspect. The main area of lawn is surrounded by numerous mature trees and shrubs which provide a high degree of privacy and seclusion. Timber shed to rear; outside tap; patio with grape-vine covered pergola.

### COUNCIL TAX

London Borough of Bromley - Band E



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.