



Total area: approx. 187.9 sq. metres (2022.5 sq. feet)



Albyfield | Bickley | BR1

Asking price of £1,000,000 Freehold

- Detached Executive home
- Enviably, tranquil & convenient location
- 5 Bedrooms & 2 bathrooms
- 2 Large receptions
- Kitchen/utility room
- Guest cloakroom
- Secluded south facing garden
- Double garages & driveway



AN EXECUTIVE DETACHED HOME IN A PRIME LOCATION. Situated in a most sought after, tranquil & convenient location in Bickley being within easy walking distance to the BR Station which has excellent service into London, exquisite schools & enviable range of shopping & leisure facilities nearby. The property provides spacious & versatile accommodation for a growing family comprising of 5 good sized bedrooms, with the master bedroom benefiting from a good sized En-Suite shower room, & a family bathroom. The ground floor is equally impressive with a huge lounge, an excellent dining room, a spacious kitchen with a utility area & a guest cloakroom. The rear garden is truly delightful, being south facing & very secluded & will be suitable for a family who enjoy outside entertainment as well as genteel gardening. The property also benefits from 2 garages sited by side but interconnected & ample driveway & front garden. This amazing home requires complete remodelling & can be extended and/or reconfigured STPP. This is a blank canvas for a family wishing to put their own designs and requirements into creating their own ideal home. We are anticipating strong demand for viewings and we therefore urge to prompt attention.

63 Albyfield, Bickley, BR1



Porch

Covered porch, outside light.

Entrance hall

9'4" x 6'3" (2.85m x 1.91m)

Front door and side window, coved ceiling, radiator, fitted carpets, door to cloakroom and also a cloaks cupboard.

Cloakroom

6'7" x 2'11" (2.01m x 0.88m)

Window to front, fully tiled walls, low level WC, wash hand basin.

Dining room

16'10" x 10'5" (5.12m x 3.17m)

Located in the middle of the home with wooden staircase to first floor and doors to lounge and kitchen, window to the rear garden, fitted carpets and radiator.

Lounge

19'11" x 11'10" (6.08m x 3.61m)

Double aspect with double glazed sealed unit windows to the side and rear of the garden, coved ceiling, radiator and fitted carpets.

Kitchen/breakfasting room

13'1" x 12'2" (4.00m x 3.72m)

Window to the front, a fitted range of wall and base units, cupboards and drawers, integrated oven and grill, integrated hob, stainless steel sink, working surfaces and breakfasting table, plumbing for dishwasher, side door to the front of the house for quick access to the garages.

Utility area

10'12" x 4'10" (3.35m x 1.47m)

Door and window to the rear garden, sink unit with cupboards under, plumbing for washing machine and drier.

Landing

Wooden staircase to first floor, window to the side, a storage cupboard and also an airing cupboard with hot water tank, fitted carpets.

Master bedroom

14'4" x 11'10" (4.38m x 3.60m)

Window onto the side of the garden, coved ceiling, built in wardrobes and cupboards, fitted carpets and radiator.

En-Suite shower room

10'12" x 5'3" (3.35m x 1.60m)

Window to the rear, fully tiled with a double shower cubicle, storage cupboard, low level WC, wash hand basin in vanity unit, heated towel rail.

Bedroom 2

12'4" x 9'7" (3.77m x 2.93m)

Window to front, fitted range of wardrobes and cupboards, coved ceiling, radiator and fitted carpets.

Bedroom 3

10'7" x 9'0" (3.22m x 2.75m)

Double glazed window to the rear, built in double wardrobes and fitted range of wardrobes, coved ceiling, radiator and fitted carpets.

Bedroom 4

9'7" x 9'0" (2.93m x 2.75m)

Window to the front, coved ceiling, radiator and fitted carpets.

Bedroom 5

9'7" x 9'5" (2.93m x 2.88m)

Window to the front, access to the loft, coved ceiling radiator and fitted carpets.

Family bathroom

Frosted window to the rear, panelled bath with shower, low level WC, washing hand basin in vanity unit, radiator.

Rear garden

South facing rear garden, extremely secluded, well designed and ideal for a growing family with an extensive patio area, traditional lawn, mature trees and shrubs, flower beds and borders, side access, door to the garage and a greenhouse.

Front garden

Extensive and attractive front garden with lawn and flower beds and borders, fruit trees.

2 Garages

2 garages attached to the property with up and over doors, both interconnected and with ample driveway to the front.

