



Bickley Park Road, Bromley BR1 2AT

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EXCLUSIVE



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Nestled on the prestigious Bickley Park Road, this charming house offers a blend of character and potential. Boasting 3/4 reception rooms and 4/5 bedrooms, this property provides ample space for a growing family. The post war built home exudes a timeless appeal, with a touch of history as it was believed to be built in 1949 according to an inscription found in the loft. Convenience is key with parking available for several vehicles, a rare find in this sought-after area. Situated close to Bickley mainline station and the esteemed Bickley Park School, this home is perfect for those seeking easy access to transportation and private education.

The property's large sunny aspect garden is a delightful retreat, offering a peaceful outdoor space to unwind or entertain guests. With development potential subject to planning permission, the possibilities are endless for creating your dream home. Don't miss the opportunity to make this house your own. Contact the owners' sole agents, Hunters, to secure your viewing and unlock the potential of this wonderful property on Bickley Park Road.





Study
10'9" x 8'6"

Cloakroom

Lounge
17'11" x 11'5"

Bedroom / Reception room
12'9" x 12'9"

Dining Room
19'1" x 10'1"

Sun Room
19'1" x 12'2"

Kitchen / Breakfast Room
25'3" x 10'10"

Utility Room
9'4" x 9'4"

Store

Cupboard

Bedroom 1
18'0" x 11'5"

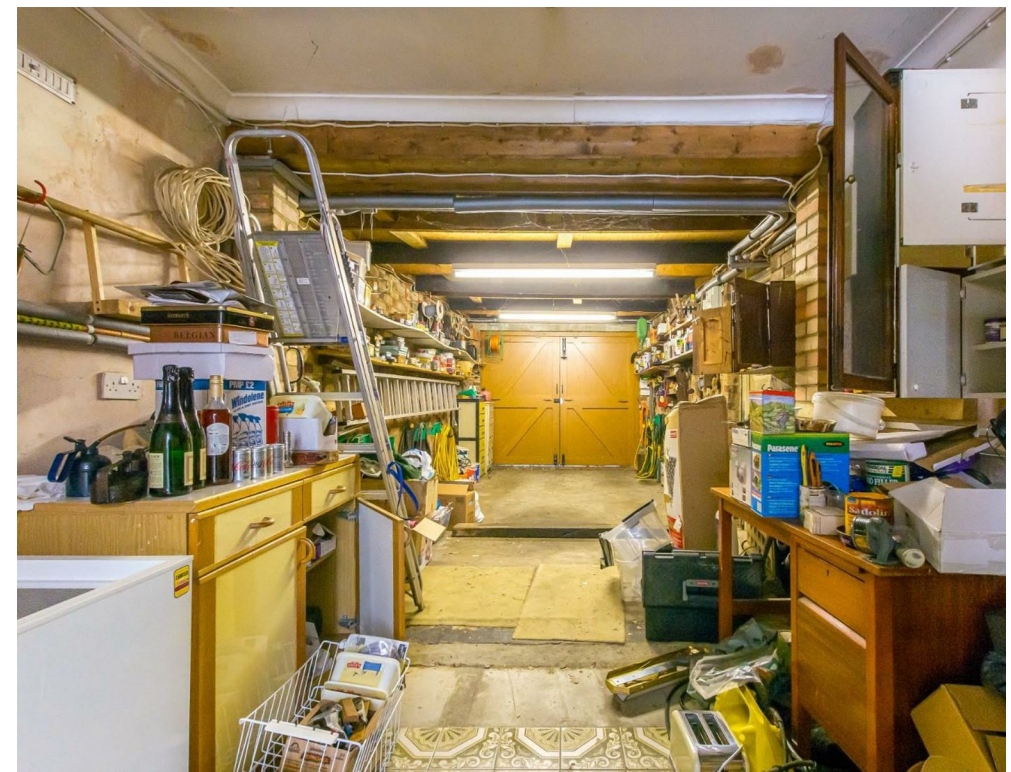
Bedroom 2
13'1" x 10'2"

Bedroom 3
13'1" x 8'5"

Bedroom 4
11'1" x 8'6"

Family Bathroom
12'8" x 6'1"

Garage
29'1" x 9'10"





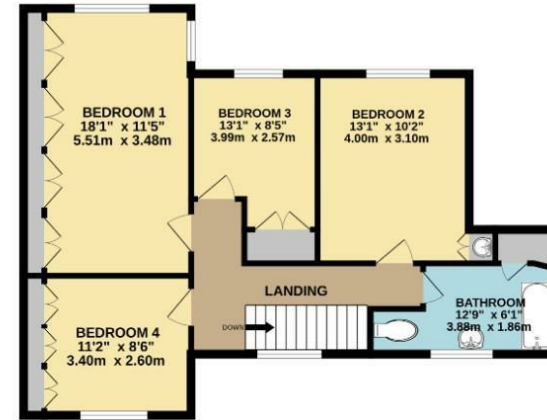


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
1817 sq.ft. (168.8 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bromley & Chislehurst - 020 8467 1818 <https://www.hunters.com>

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