



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



## Albyfield | Bickley | BR1

Asking price of £1,000,000 Freehold

-  Detached Executive home
-  5 Bedrooms & 2 bathrooms
-  Kitchen/utility room
-  Secluded south facing garden
-  Enviable, tranquil & convenient location
-  2 Large receptions
-  Guest cloakroom
-  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 sided 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 anticipation strong demand for viewings and we therefore urge to prompt attention.

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### **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.

