



GUIDE PRICE

£1,250,000

Southborough Road

, BR1 2EA

PROPERTY SUMMARY

Guide Price £1,250,000-£1,300,000 Sinclair Hammelton are proud to bring to the market this modern four bedroom detached family home, situated in the highly desirable location of Bickley. Conveniently located just 0.2 miles from Bickley Station, offering direct services to London Victoria and Blackfriars, the property is also ideally positioned for a selection of highly regarded local schools.

The well-presented accommodation comprises an entrance porch leading into a bright and spacious hallway, a dual-aspect reception room featuring parquet flooring and a feature fireplace, along with a second reception room with built-in storage. There is also a modern open-plan kitchen/dining area, utility room, study and downstairs W/C.

To the first floor, there are four generously sized double bedrooms. The principal bedroom benefits from a dressing room and en-suite bathroom, with two further family bathrooms serving the remaining bedrooms.

Externally, the property boasts a mature and secluded rear garden, predominantly laid to lawn with a patio seating area, providing an excellent space for outdoor entertaining and relaxation. To the front, there is a carriage driveway providing ample off-street parking for multiple vehicles.

Viewing is highly recommended to fully appreciate the accommodation, location and space this impressive family home has to offer.

4



3



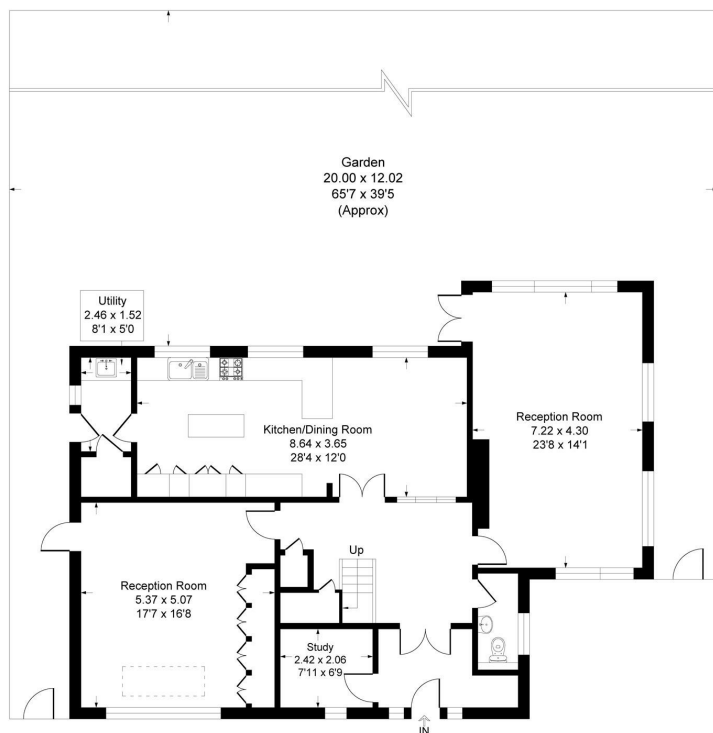
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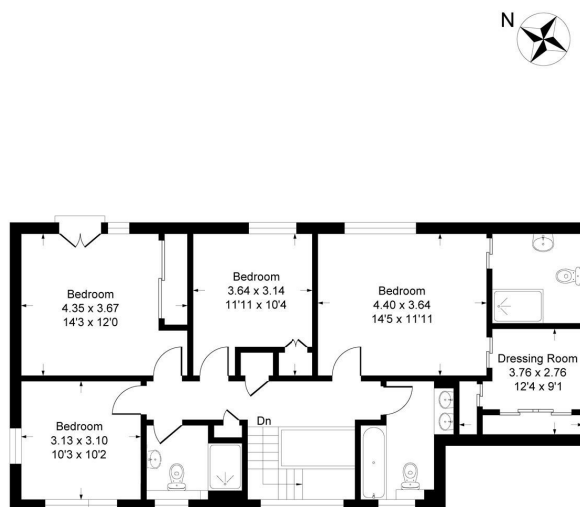




Ground Floor

Southborough Road BR1

Approximate Gross Internal Area
226.1 sq m / 2434 sq ft



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

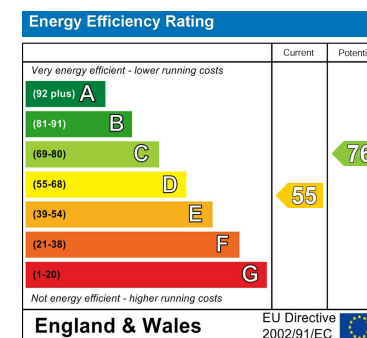
LOCAL AUTHORITY
London Borough of Bromley

TENURE
Freehold

EPC RATING:
D

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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