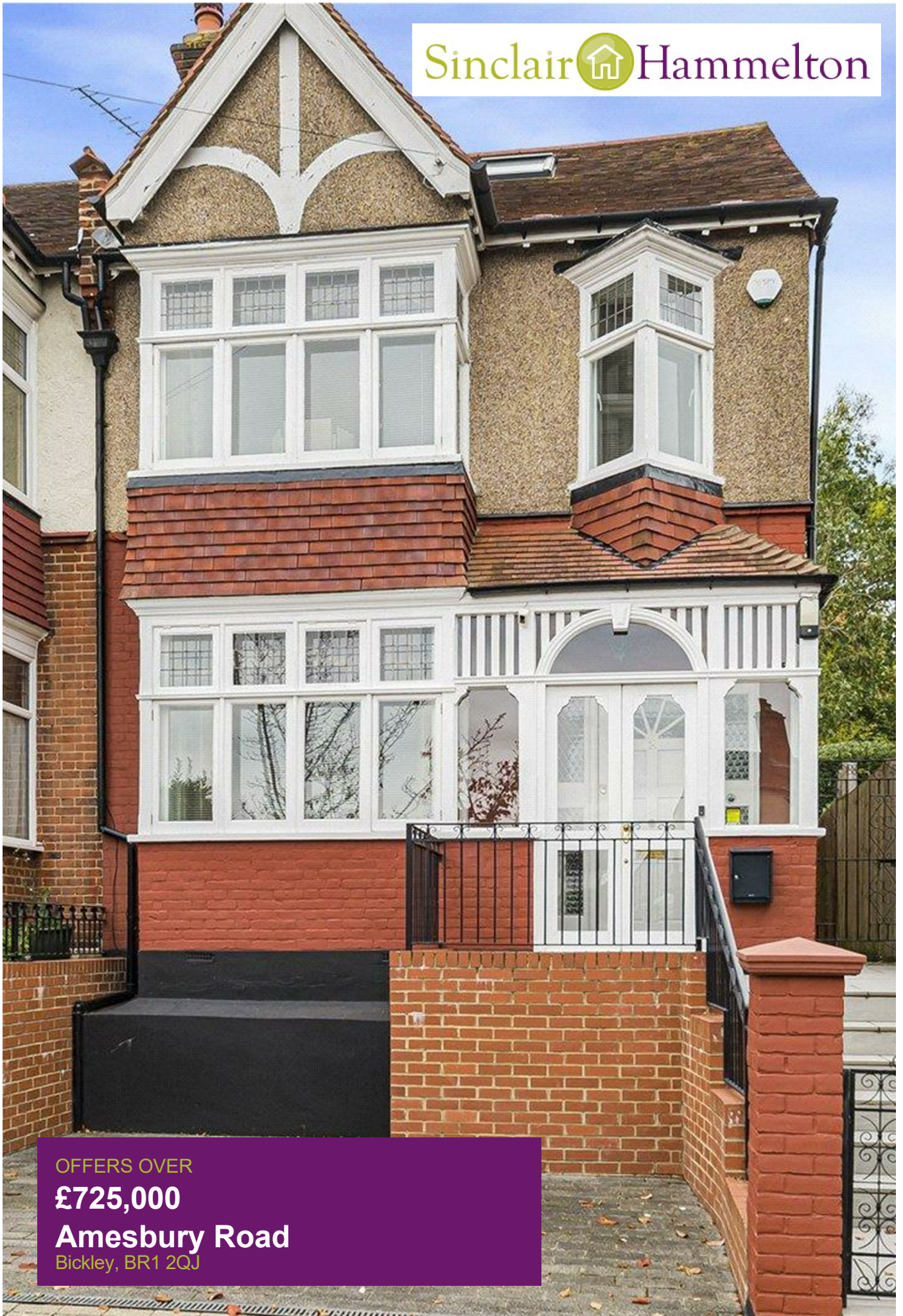




Sinclair  Hammelton



OFFERS OVER

**£725,000**

**Amesbury Road**

Bickley, BR1 2QJ

## PROPERTY SUMMARY

Sinclair Hammelton are proud to present this charming Edwardian semi-detached home, ideally located in the sought-after area of Bickley. Benefiting from off-street parking, this attractive property is perfectly positioned just 0.4 miles from Bickley Station and 0.8 miles from Bromley South Station, with excellent local bus routes and highly regarded schools nearby. The property offers generous living accommodation, beginning with a porch and a welcoming entrance hallway featuring a timber decorative arch. The bright and spacious reception room boasts a beautiful bay window and a feature fireplace, while the separate dining room includes French doors opening directly onto the rear garden. A fully fitted kitchen with high ceilings and large deluxe windows allows for plenty of natural light and a convenient ground floor W/C completes the layout. On the first floor, there are two well-proportioned double bedrooms with built-in storage, a family bathroom, and a fifth bedroom which can also be used as a study. The second floor comprises two further bedrooms and an additional family bathroom, making this an ideal home for growing families. Externally, the property enjoys a mature and private rear garden, mainly laid to lawn with a secluded patio area, perfect for outdoor entertaining. Additional benefits include side access, original period features throughout and off-street parking. Early viewing is highly recommended to fully appreciate everything this characterful home has to offer. EPC: D

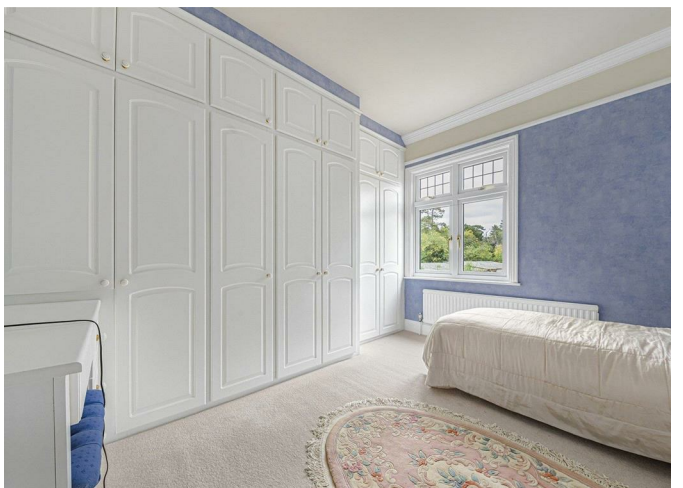
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2



2

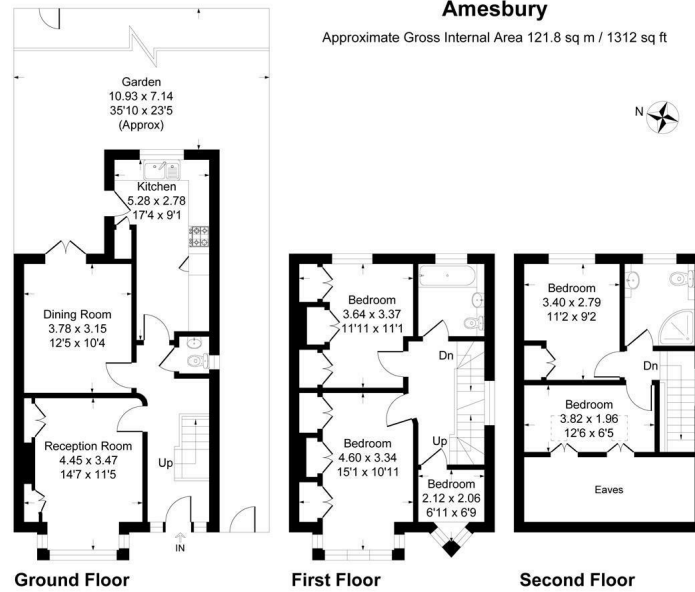






### Amesbury

Approximate Gross Internal Area 121.8 sq m / 1312 sq ft



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 Planipix

5  
2  
2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: D COUNCIL TAX BAND:**

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

Sinclair Hammelton

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