

St. Augustines Avenue, Bickley, BR2 8AG



Guide Price £870,000



House - Semi-Detached

- GUIDE PRICE £870,000 - £900,000
- Off street parking for several vehicles
- 2,100 sqft of living space
- Dual zone 'nest' heating system And Double Glazing
- In our opinion potential to extend further (STPP)
- Extended chalet style 1930's style semi-detached house on bold corner plot
- Generously proportioned rooms
- Highly popular road in Bickley
- Integrated Garage with Electric Door
- Bickley, Bromley South & Petts Wood BR stations serve the area

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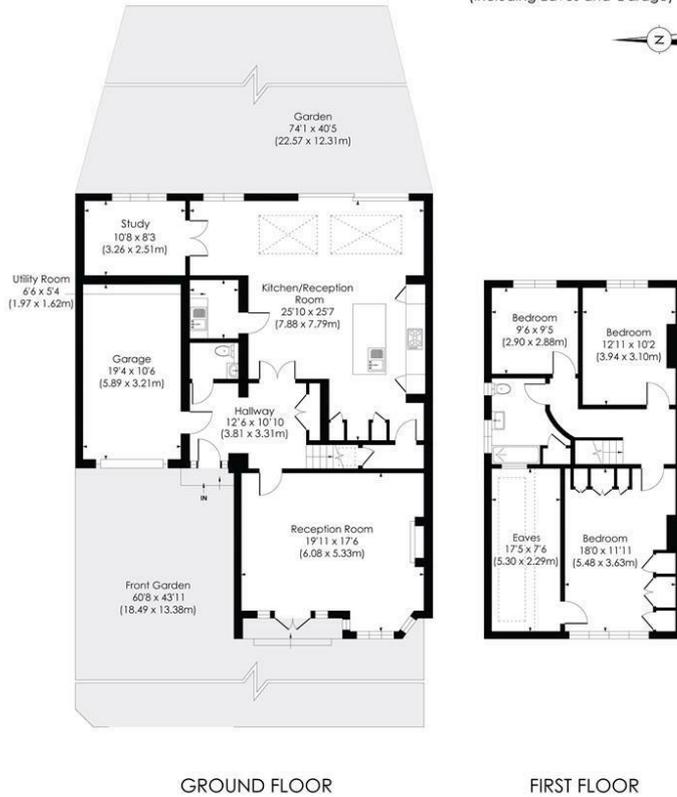
GUIDE PRICE £870,000 - £900,000

Stunning three/four bedroom 1930's chalet style semi-detached house with over 2000 sq. ft. of living accommodation. The property was extended in 2016 offering an impressive, generously sized home. To the ground floor there is a good sized hallway with door leading to an integral garage, WC, a beautiful redecorated bright and airy reception room with feature fire surround, and doors opening onto the front garden. There is a superb, generously proportioned open plan kitchen/breakfast/family room which forms the relaxed hub of the house benefiting from a central island, integrated appliances and a good sized larder along with an additional play room/bedroom 4 and utility room. There are sliding doors opening onto a good sized rear garden with lawn area and L shaped patio which is ideal for entertaining. To the first floor there are three good sized bedrooms with bedroom one having fitted wardrobes and all being of a bright and airy aspect. There is also a good sized family bathroom with a white suite. To the side of the property there is an integral garage with an electric roller door and off street parking for several cars. Further benefits include "Nest" dual zone heating system, double glazing and the vendor informs us there was planning permission for an en-suite and a walk in wardrobe (may have lapsed). In our opinion there is also further opportunity to extend, subject to the usual planning consents. St. Augustines Avenue offers access to Bromley South and Bickley Stations with fast and frequent services into London. Also well positioned for sought after schools including Bullers Wood, Bromley High Secondary School and Bickley Park Independent School. In our opinion early viewing recommended. Under the Estate Agency Act we declare the vendors are related to a member of our staff.

Tenure: Freehold - Bromley council tax band: F -EPC Rating: D

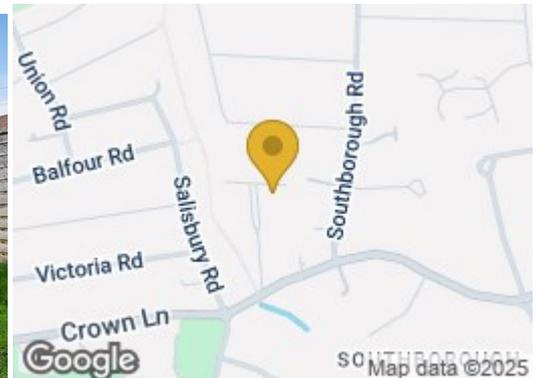
ST. AUGUSTINE'S AVENUE, BR2

Approx. Gross Internal Floor Area
2144 Sq. ft/199.21 Sq. m
 (Including Eaves and Garage)



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.