



## **Description:**

CHAIN FREE. This imposing grand detached house sits behind electric gates and offers spacious five bedroom accommodation. Arranged on three floors this lovely family home lends itself to a versatile way of living.

If you have elderly parents or need space for an au pair or nanny, the lower ground floor is perfect as it has its own entrance. The accommodation in this part of the house includes two large rooms and a bathroom as well as access to a tandem garage. On the ground floor itself is the living accommodation. A lounge area which is open plan to the unusually shaped dining area, a kitchen breakfast room, a study and a cloakroom.

On the second floor the master room has an with ensuite bathroom and the dressing area has a similar shape to the dining area, being directly above it. The second double bedroom has an ensuite shower room and the third double bedroom an ensuite bathroom.

For commuters, again this house is perfect as it is just 0.6 of a mile from both Sundridge Park and Elmstead Woods stations and 0.7 of a mile from Bickley Station. Close to amenities and very good schools this house is worthy of your viewing, so call us now to book an appointment.

<u>Directions:</u> From Bickley station proceed left into Southborough Road Lane and continue along to the traffic lights. Turn left and then go straight into Bickley Road. After 1/2 a mile at the traffic lights turn right and then right again into Sundridge Avenue and the property is the first on the right hand side set behind gates.

Tenure:

Council Tax Band: G £2,181.78

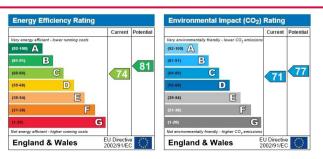
**Local Authority:** London Borough of Bromley







| Room Dimensions:       |                  |
|------------------------|------------------|
| Lower Ground Floor     |                  |
| Entrance Porch         |                  |
| Bedroom 4              | 14'7 x 13'1      |
| Ensuite Shower Room    |                  |
| Bedroom 5              | 13'1 x 11'11 max |
| Ground Floor           |                  |
| Entrance Porch         |                  |
| Entrance Hall          |                  |
| Cloakroom              |                  |
| Lounge/Dining Room     | 31'1 x 13'3      |
| Kitchen/Breakfast Room | 14'3 x 13'6 max  |
| Utility Room           |                  |
| Bedroom 6              | 12'6 x 7'7       |
| First Floor Landing    |                  |
| Master Bedroom         | 22'7 x 12'1 max  |
| Ensuite Bathroom       |                  |
| Guest Bedroom          | 14'2 x 8'1       |
| Ensuite Shower Room    |                  |
| Bedroom 3              | 12'6 x 11'       |
| Ensuite Bathroom       |                  |
| Outside                |                  |
| Garage                 | 32'9 x 11'9 max  |
| Garden                 | 51'8 x 29'4      |



Please contact the branch for a complete copy of the EPC document







## **Sundridge Avenue**

APPROX. GROSS INTERNAL FLOOR AREA 2636.00 SQFT / 244.80 SQM. INC GARAGE.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.

Attention is drawn to the notice on these particulars.



