







GUIDE PRICE £2,500,000 - £2,750,000

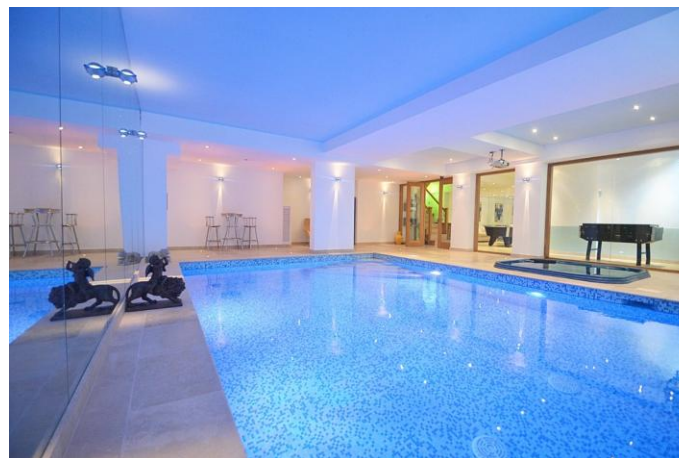
This exceptional home was built in 2007 and offers a wealth of impressive accommodation across four floors. The property is the ideal family home offering an abundance of flexible accommodation, access to an array of well regarded schools including Bickley Park and Bromley High as well as having two mainline stations, Bickley and Chislehurst, located within 0.6 miles. The local area also offers national trust woodlands, local boutiques, Bromley High Street and Intu shopping centre.

The accommodation comprises a tiled hallway, dual aspect lounge with feature fireplace, dining room, utility room and cloakroom. The Stoneham fitted kitchen with granite work tops and an array of integrated appliances can also be found to the ground floor. To the first floor are six double bedrooms and four bathrooms, three of which are ensuite to the master bedroom, bedroom two and bedroom three. The second floor is currently being used as the snooker room, measuring 40ft long and also benefits from a bathroom. The staircase is solid Oak as well as all the doors, doorframes and skirting boards.

The basement floor is the hidden gem, providing the perfect entertaining/family area. Currently providing a pool, jacuzzi, bar, shower and changing rooms.

To the rear is the garden with both decked and Astro turfed areas as well as a London Plane tree and pond. To the front is off street parking and a garage.

Internal viewing is essential and must be viewed to truly appreciate the location, quality and size of this family home.



EPC TO FOLLOW

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## St Georges Road

APPROX. GROSS INTERNAL FLOOR AREA 5863.49 SQFT / 544.73 SQM.



SECOND FLOOR



GARDEN/POOL



GROUND FLOOR



FIRST FLOOR

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.

