





Property Summary

Positioned on a quiet gated cul-de-sac adjacent to Bickley station is this modern four-bedroom detached house presented in excellent condition. This spacious family home sits on a square plot and the garden is south-west facing: There are four double bedrooms with en suite to the master bedroom and dressing area. On the ground floor there is an open plan kitchen/diner, a separate dining room and a large reception room. There and cloakroom and study and a utility room which leads to the double garage. To the front there is off street parking for up to four vehicles. There is a secluded garden to the rear. NB. This house does 'not' back onto the railway.

Property Features

- GATED DEVELOPMENT
- ADJACENT TO BICKLEY STATION
- DETACHED HOUSE
- FOUR BEDROOMS
- ENSUITE AND DRESSING AREA
- FAMILY BATHROOM & CLOAKROOM
- 4 RECEPTION AREAS
- DOUBLE GARAGE
- SOUTH WEST FACING GARDEN
- PARKING FOR 4 CARS



ENTRANCE HALL

RECEPTION ROOM

21' 6" x 11' 8" (6.55m x 3.56m)

DINING ROOM

12' 6" x 9' 9" (3.81m x 2.97m)

KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m)

BREAKFAST ROOM

9' 9" x 9' 6" (2.97m x 2.9m)

STUDY

10' 9" x 8' 9" (3.28m x 2.67m)

DOWNSTAIRS CLOAKROOM

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

13' 7" x 11' 9" (4.14m x 3.58m)

DRESSING AREA

ENSUITE

BEDROOM TWO

16' 8" x 9' 3" (5.08m x 2.82m)

BEDROOM THREE

13' 8" x 9' 9" (4.17m x 2.97m)

BEDROOM FOUR

12' x 9' 9" (3.66m x 2.97m)

FAMILY BATHROOM

DOUBLE GARAGE

20' 6" x 17' (6.25m x 5.18m)

REAR GARDEN

57' x 45' (17.37m x 13.72m)

FRONT GARDEN

22' x 21' (6.71m x 6.4m)

AGENTS NOTE

London Borough of Bromley. Council tax band 'G'
£2895 at the time of writing.







Stratford House Avenue, Bromley, BR1

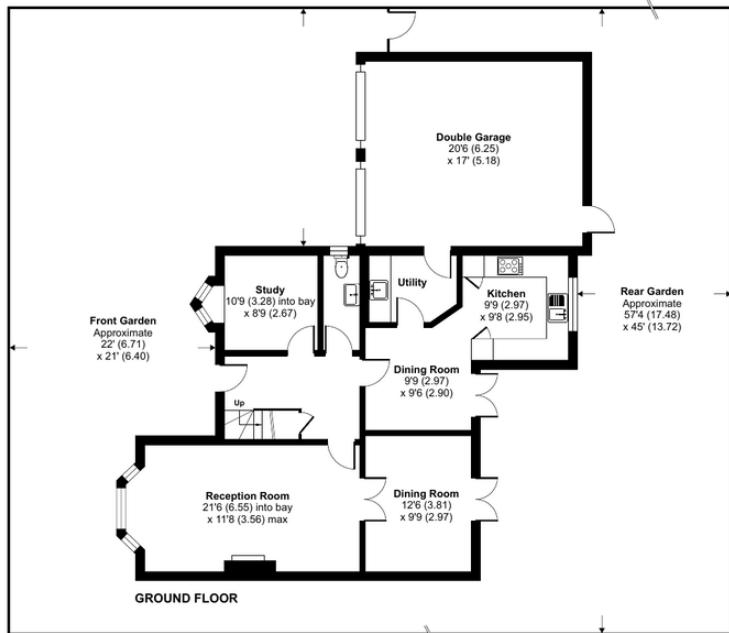
Denotes restricted head height

Approximate Area = 1643 sq ft / 152.5 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Garage = 340 sq ft / 31.5 sq m
 Total = 1995 sq ft / 185.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Mark Beaumont. REF: 982003