



## Homemead Road, Bickley

**Freehold**

**£725,000**

Located in this prime road in Bickley, with convenient access to a number of local main line stations is this well presented, three bedroom, family home. The property accommodation comprises a spacious hallway, a good size lounge and an open plan kitchen/diner across the rear. There are three double bedrooms on the first floor plus a cleverly created utility space on the first floor landing. Externally, the rear garden has been meticulously maintained with a large lawn, entertaining patio and offers a Westerly aspect, meaning lots of afternoon and evening sun. Further features include a ground floor W.C., side access, off road parking and a garage, which has been converted into a home office. Locally there are a number of well regarded local schools and if you are considering extending in the future there is certainly scope for this (STPP).

## Property Features

- Semi detached home
- Well presented
- Three bedrooms
- Two receptions
- Potential to extend (STPP)
- Stunning garden
- Council Tax Band E

## Property Description

### FRONT

Off street parking via driveway leading up to:

### PORCH

Fully enclosed double glazed lino flooring. Front door with access into:

### HALLWAY

Under stairs cupboard, radiator, fitted carpet and stairs to first floor.

### LOUNGE

*13' 10" into bay x 12' 10" (4.22m x 3.91m)*

Double glazed square bay window to front. Double radiator and laminate wood flooring.

### GROUND FLOOR WC

Double glazed window to side. Corner wash basin with mixer tap and low level W.C. Half tiled walls and lino flooring.

### KITCHEN/DINER

*21' 1" x 13' 5" max point (6.43m x 4.09m)*

Double glazed patio doors to rear plus double glazed window to rear. High gloss fitted kitchen with a range of wall and base units and complementing work surfaces. Stainless steel sink with mixer tap and drainer. Built in double oven, four ring electric hob with extractor fan over and glass splash back. Integrated dishwasher, cupboard housing enclosed boiler, breakfast bar, laminate flooring, radiator and spot lights.

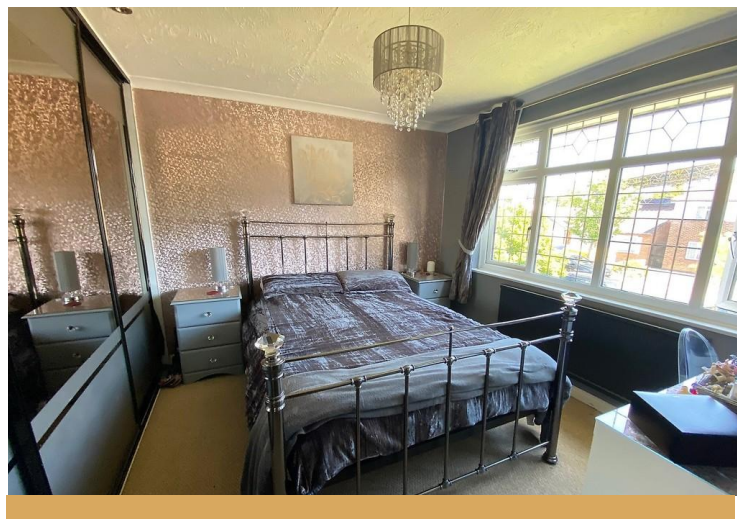
### LANDING

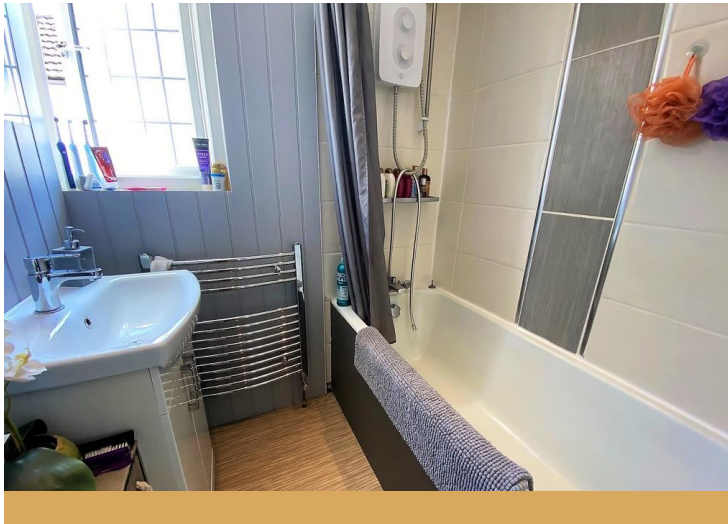
Double glazed window to side. Airing cupboard and fitted carpet.

### BEDROOM ONE

*11' 8" into wardrobe x 10' 2" (3.56m x 3.1m)*

Double glazed window to front. Large range of built in wardrobes, fitted carpet and radiator.





### BEDROOM TWO

13' 2" into wardrobe x 9' 5" (4.01m x 2.87m)

Double glazed window to rear. Built in wardrobe, radiator and fitted carpet.

### BEDROOM THREE

11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to rear. Radiator and fitted carpet.

### BATHROOM

Double glazed window to side. Two piece suite comprising a panel bath with mixer taps and wall mounted Mira shower. Vanity wash hand basin, wall mounted towel rail, lino floor, part tiled walls and spot lights.

### WC

Double glazed window to side. Low level W.C and lino flooring.

### UTILITY CUPBOARD

5' 6" x 5' 6" (1.68m x 1.68m)

Double glazed window to front. Large recessed storage cupboard, space and plumbing for washing machine and tumble dryer. Fitted work surface and laminate flooring.

### GARDEN

95' Approx. (28.96m)

Mainly laid to lawn with a block paved patio to the rear of the house plus a paved path leading through to the garden. Brick built raised beds, stocked borders and a selection of mature trees and shrubs. Timber storage shed and side access via double gates to front.

### GARAGE

11' 6" x 7' 6" (3.51m x 2.29m)

Currently arranged as a home office. There is a work shop to the front and office space to the rear. Windows to the side and rear.

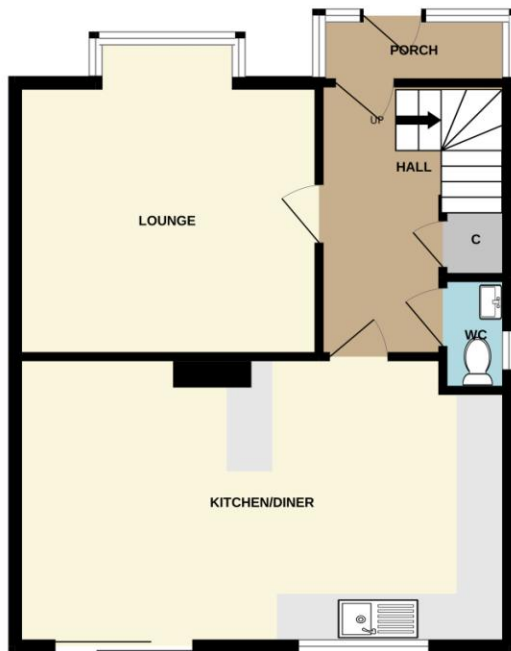
### DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and continue round into Franks Wood Avenue and Southborough Lane. Over mini-roundabout and first right into Homemead Road.

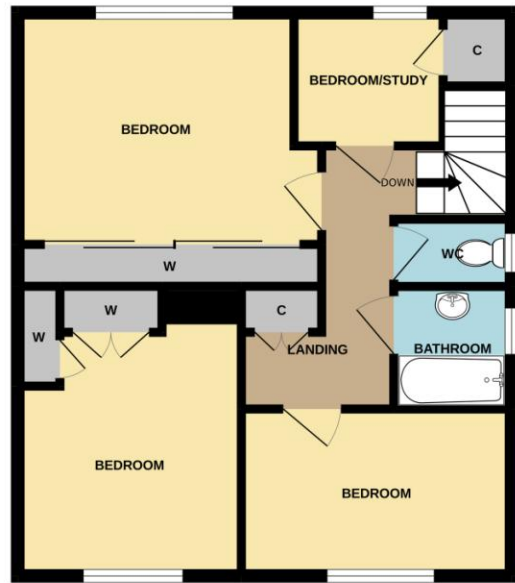


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band E

**Viewings:** Strictly by appointment only



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