



## Barfield Road, Bromley

**Freehold**

**£900,000**

A rare opportunity to purchase this three bedroom detached family home, which is set in an outstanding location and in need of complete modernisation throughout. The property has a good size frontage and superb 150' approx. Southerly aspect garden. The main house comprises two reception rooms plus dining room, ground floor wc, kitchen and dining room. The first floor has three bedrooms, ensuite to master, family shower room and separate wc. The house is offered to the market chain free and is located within reach of Chislehurst and Bickley stations. This is an attractive property to improve and largely extend (STPP). Viewings are highly recommended.

## Property Features

- Detached house
- Three bedrooms
- Two receptions
- Chain free
- Ensuite to master
- Extension potential (STPP)

### FRONT

50' x 50' Approx. (15.24m x 15.24m)

Laid to lawn front garden with gravel driveway parking leading up to:

### PORCH

Double glazed window, tiled floor and leaded light front door with access into:

### HALLWAY

Window to front. Double radiator, parquet flooring and under stairs storage cupboard.

### FAMILY ROOM

12' 4" x 11' (3.76m x 3.35m)

Window to front. Carpet is laid and radiator.

### RECEPTION TWO

15' 6" x 11' 5" (4.72m x 3.48m)

Window to front. Parquet flooring and double doors to rear.

### WC

Window to rear. Wall mounted wash hand basin, low level wc, radiator and tiled floor.

### KITCHEN

12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to rear. A range of wall and base units with complementing roll top work surfaces. Two sink units with mixer taps, gas hob, tiled floor and part tiled walls.

### DINING ROOM

12' x 12' (3.66m x 3.66m)

Double glazed sliding doors to rear and door to side. Carpet and radiator.

### CONSERVATORY

30' 10" x 9' 10" (9.4m x 3m)

Double glazed doors to rear. Stone flooring.

### STAIRS LEADING TO FIRST FLOOR LANDING

### FIRST FLOOR LANDING

Loft hatch, carpet and radiator.







### BEDROOM ONE

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to rear. Carpet, radiator and built in cupboard.

### ENSUITE

11' 11" x 6' (3.63m x 1.83m)

Double glazed window to front and rear. Corner shower, tiled panel enclosed bath, pedestal wash hand basin, low level wc, tiled walls, radiator and bidet.

### BEDROOM TWO

15' 6" x 9' 9" (4.72m x 2.97m)

Dual aspect windows to front and rear. Built in wardrobes, carpet and radiator.



### BEDROOM THREE

12' 5" x 10' 11" max points (3.78m x 3.33m)

Window to front. Carpet, built in wardrobes and radiator.

### SHOWER ROOM

Window to front. Pedestal wash hand basin, corner shower, radiator and part tiled walls.

### SEPARATE WC

Window to rear. Low level wc, wash hand basin.

### GARDEN

150' Approx. (45.72m)

Mainly laid to lawn with patio area. A range of mature trees, shrubs and borders. Paved path to rear leading to two large green houses and a timber shed. Side gate access.

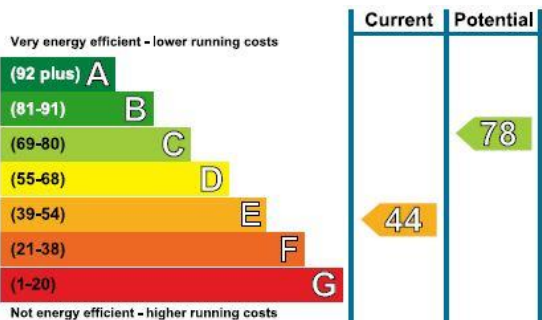


### GARAGE

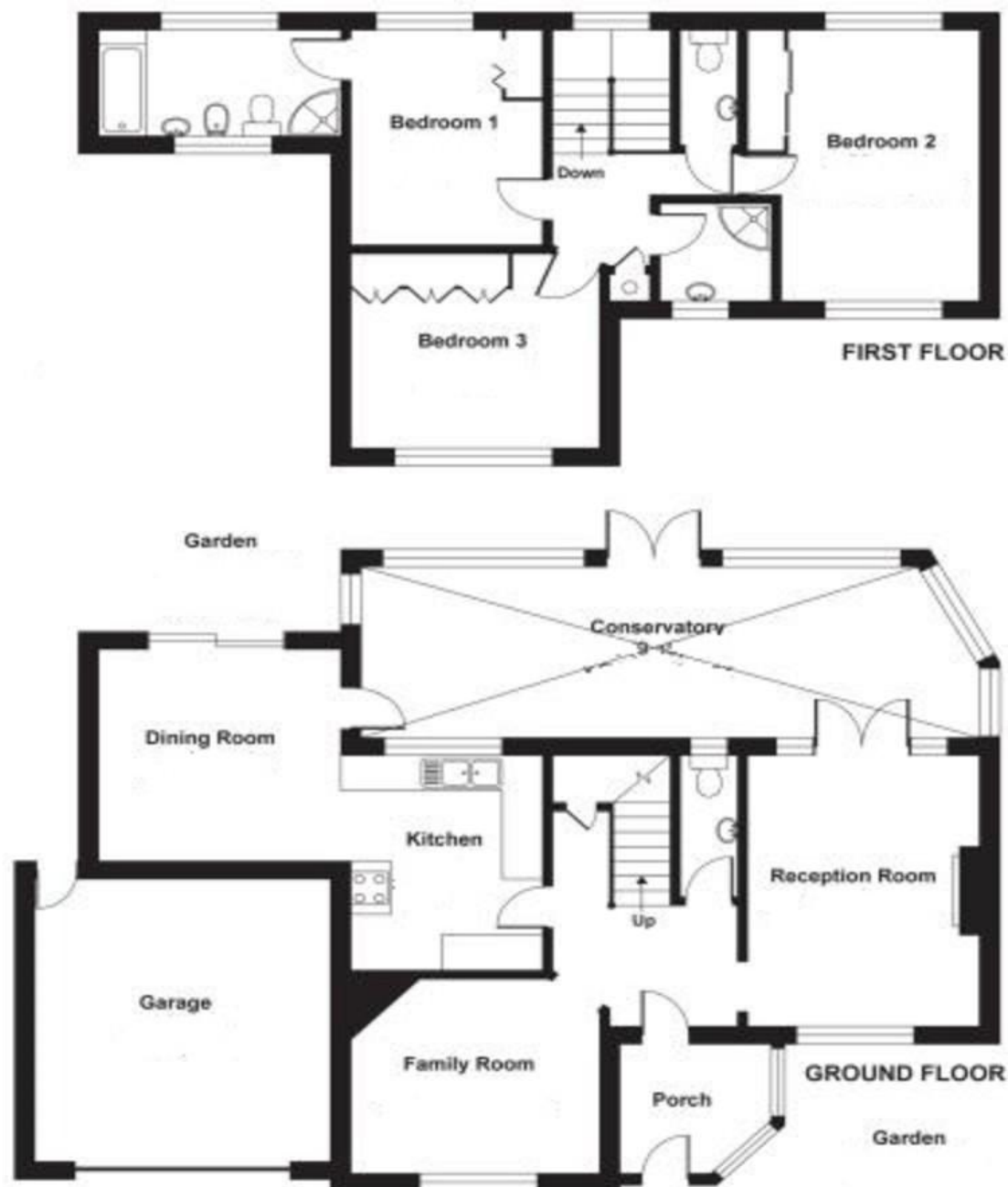
Up and over door to front.

### DIRECTIONS

From Station Square BR5 1NA, turn right onto Station Sq and continue onto Fairway, turn right onto Tudor Way then at the roundabout, take the 3rd exit onto Queensway. Left onto Lakeswood Rd then left onto Southborough Lane. At the next roundabout, take the 3rd exit onto Blackbrook Lane, at the roundabout, take the 3rd exit onto Barfield Road.



APPROX. GROSS INTERNAL FLOOR AREA 2036 SQ FT 189.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if applied on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**Local Authority:** Bromley  
**Council Tax Band:** Band G  
**Viewings:** Strictly by appointment only



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