



homezone

Offers In Excess of
£590,000 Freehold

10 Pickhurst Park

Bromley, BR2 0UF

- SEMI-DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- THREE GENEROUS BEDROOMS
- TWO GOOD SIZED RECEPTION ROOMS
- CONSERVATORY
- DETACHED GARAGE
- ATTRACTIVE WIDE REAR GARDEN
- DRIVEWAY FOR TWO CARS
- EASY ACCESS TO BROMLEY CENTRE
- CATCHMENT FOR PICKHURST SCHOOL



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Offered for sale on a CHAIN FREE basis.

Positioned in a quiet residential street and in a highly sought after location for Bromley town centre and local schools is this attractive and generous three bedroom semi-detached family home.

To the ground floor the property comprises covered entrance porch, spacious entrance hall, large lounge and dining room, attractive fitted kitchen, ground floor WC and conservatory. To the first floor are three bedrooms, two spacious doubles and a generous single, a modern and spacious family bathroom with shower over bath and a separate WC.

Externally the property benefits from a spacious frontage of well maintained lawn and bedded areas and a large block paved driveway that provides off road parking for two cars to the front of the house, and an extended driveway through timber gates to the side of the house towards the detached garage. To the rear is a wide garden stretching to approximately 80ft, laid mainly to lawn at the first half and then divided by a section of mature trees and bushes, through which a meandering footpath leads to the rear section.

Further benefits include neutral decoration throughout, modern gas fired central heating and modern double glazed windows and doors throughout.

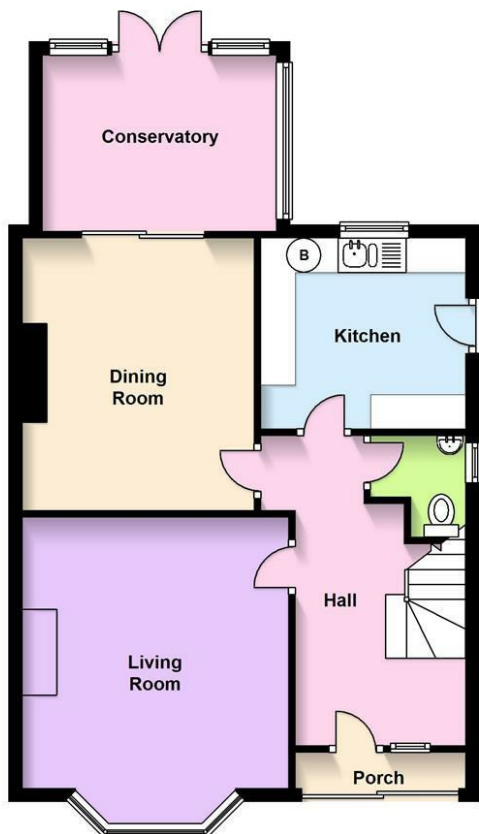
Bromley town centre is within walking distance, and Pickhurst School is within close proximity.

This is an attractive family home in a sought after part of Bromley South.



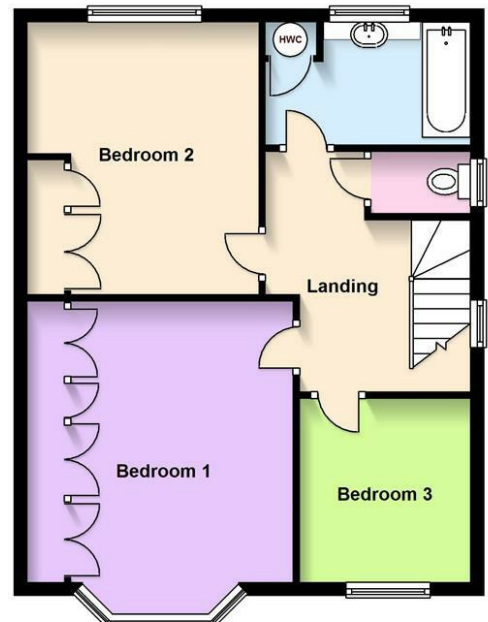
Ground Floor

Approx. 61.1 sq. metres (658.1 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 114.2 sq. metres (1228.7 sq. feet)

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 mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using PlanUp.

Entrance Hall

14'8 (4.47m)

Covered and enclosed front porch with double glazed sliding entry door, exposed brickwork internal walls, terracotta tiled floor, light, gas meter, double glazed front door to entrance hall, neutral carpet, cream emulsion painted walls, varnished skirting and stair woodwork, ceiling light fitting, radiator, under stairs cupboard.

Lounge

15'0 max into bay x 12'6 max into recesses (4.57m max into bay x 3.81m max into recesses)

Varnished wood door, neutral carpet, cream emulsion painted walls, brick constructed fire place surround, double glazed bay windows, ceiling light fitting, two radiators.

Dining Room

12'10 x 11'0 max into recesses (3.91m x 3.35m max into recesses)

Varnished wood door, neutral carpet, cream emulsion walls, radiator, high level storage cupboard to recess, double glazed sliding patio door leading out to conservatory, ceiling light fitting, radiator.

Separate WC

Neutral vinyl flooring, cream emulsion walls, modern low level WC, wall mounted hand basin, obscured glass double glazed window.

Kitchen

9'5 x 8'11 (2.87m x 2.72m)

Varnished wood door, tile effect vinyl flooring, a range of wood fronted kitchen cabinets with laminated worktops, tiled splash back, stainless steel sink and drainer unit with chrome mixer tap, Worcester gas boiler, built in electric oven and electric hob, spaces for appliances, double glazed window and double glazed rear door leading out to side access and garden, heating & hot water programmer.

Conservatory

11'2 x 7'7 (3.40m x 2.31m)

Wood effect vinyl flooring, cream emulsion painted walls, dark wood framed windows and wood French doors leading out to garden.

Master Bedroom

15'0 max into bay x 10'6 to front of wardrobes (4.57m max into bay x 3.20m to front of wardrobes)

Varnished wood door, neutral carpet, cream emulsion walls, double glazed bay windows, full wall length built

in wardrobes with white doors, ceiling light fitting, radiator.

Bedroom 2

13'0 x 11'0 max (3.96m x 3.35m max)

Varnished wood door, neutral carpet, cream emulsion walls, built in wardrobes, double glazed windows, ceiling light fitting, radiator.

Bedroom 3

8'8 x 7'11 (2.64m x 2.41m)

Varnished wood door, neutral carpet, cream emulsion walls, double glazed window, ceiling light fitting, radiator.

Bathroom

9'6 max x 5'10 (2.90m max x 1.78m)

Grey tile effect vinyl flooring, fully tiled walls, white bath with chrome mixer tap and a wall mounted electric shower, glass folding shower screen, range of vanity storage cabinets in a washed wood design with integral hand basin, airing cupboard, wall mounted bathroom cabinet with mirrored doors, obscured glass double glazed window, radiator, ceiling light fitting.

Separate WC

Varnished wood door, neutral colour vinyl flooring, modern low level WC, cream emulsion walls, obscured glass double glazed window, ceiling light fitting.

Outside**Front**

To the front is a generous lawned area and central circular flower bed, and a sizeable block paved driveway accommodating two cars to the front of the house. The driveway goes through wooden gates to the side of the house and towards the detached garage.

Rear

To the rear of the house is a garden stretching to approximately 80ft in length, comprising a lawned area to the front half, some mature trees and bushes to the centre of the garden and a further rear section of the garden accessed via a meandering footpath between the trees and hedges. There is a detached garage with metal up and over garage door and a separate doorway to the rear.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.