



Cedar Copse, Bromley, BR1 2NY
Guide price £1,250,000 Freehold



The Homes Group are proud to present this beautifully presented four double bedroom detached family home located in a popular close in the sought after area of Bickley which is situated within walking distance of both Bullers Wood boys and girls Schools plus Chislehurst and Bickley Stations.

The 16'9 x 11' entrance hall provides access to the 22'10 x 13'10 living room, the re-fitted 25' x 13' kitchen/dining room, which in turn leads to the utility room. There is also a 9' x 8'9 Study and ground floor cloakroom along with the original staircase to the first floor.

The 12'5 x 11' galleried landing provides access to the four double bedrooms and re-fitted 15'4 x 7'8 bathroom.

To the rear is a private 60' x 40' garden and to the front is a large area of lawn with a flagstone driveway leading to the 21'7 x 14'1 garage.

Entrance Hall

16'9 x 11' (5.11m x 3.35m)

Ground Floor Cloakroom

Living Room

22'10 x 13'10 (6.96m x 4.22m)

Kitchen/Dining Room

25' x 13' (7.62m x 3.96m)

Study

9' x 8'9 (2.74m x 2.67m)

Utility Room

9' x 8'8 (2.74m x 2.64m)

Utility Area

10'5 x 7'3 (3.18m x 2.21m)

Landing

12'5 x 11' (3.78m x 3.35m)

Bedroom One

16'4 x 12'4 to wardrobes (4.98m x 3.76m to wardrobes)

Bedroom Two

14' to wardrobes x 13'4 (4.27m to wardrobes x 4.06m)

Bedroom Three

13'8 x 12'8 (4.17m x 3.86m)

Bedroom Four

13' x 9'5 (3.96m x 2.87m)

Family Bathroom

15'4 x 7'8 (4.67m x 2.34m)

Eaves Storage

18'10 x 4 (5.74m x 1.22m)

Rear Garden

60' x 40' (18.29m x 12.19m)

Driveway

Garage

21'7 x 14'1 (6.58m x 4.29m)

Tenure - Freehold

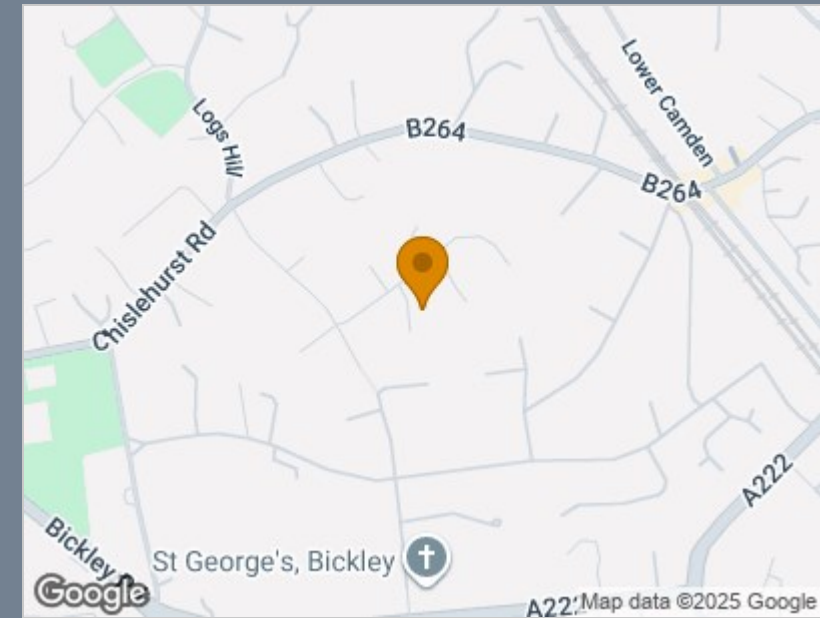
Council Tax - Band G







Total area: approx. 190.0 sq. metres (2045.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

71-75 Shelton Street, London, WC2H 9JQ
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk