



Cedar Copse, Bromley, BR1 2NY  
Guide price £1,100,000 Freehold

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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**

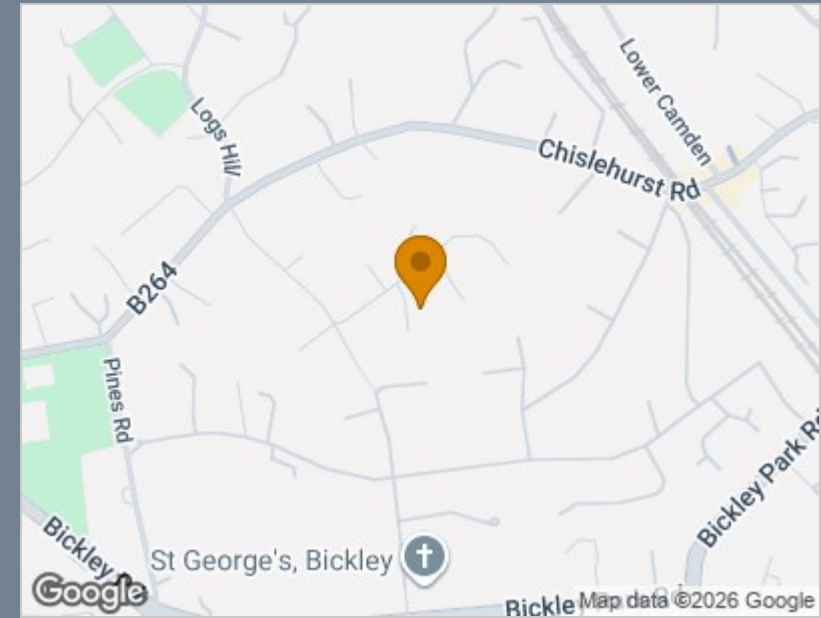
**Council Tax - Band G**







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



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

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