



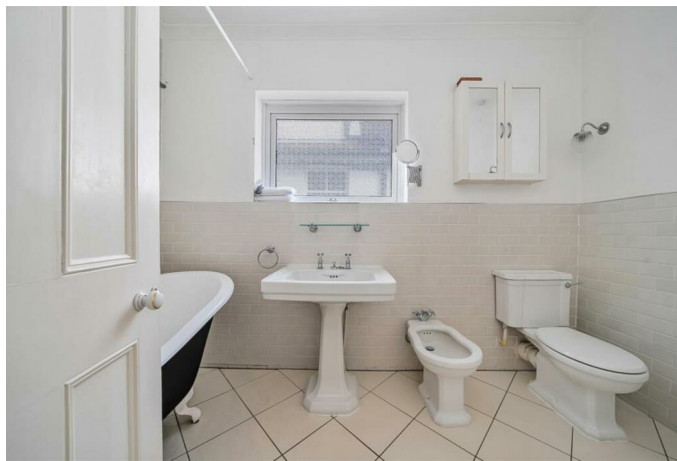
11 Blenheim Road, Bickley, Kent, BR1 2EX  
£1,350,000

11 Blenheim Road, Bickley, Kent,  
BR1 2EX

- Stunning Detached Edwardian Home
- Prime Location Offering 5 Bedrooms
- 100' South Facing Garden
- Close to Bickley Station & a Selection of Local Schools
- Wonderful Period Features
- Available Now to View



A stunning five bedroom period property, which oozes charm & has many of the features that you would expect in a home of this type. Apart from it's many original features, the property boasts a secluded & sunny 100' South facing garden. Ideally located for all local facilities, with a number of outstanding schools being nearby, this is a home not to be missed. Phone today to view.



## Viewing

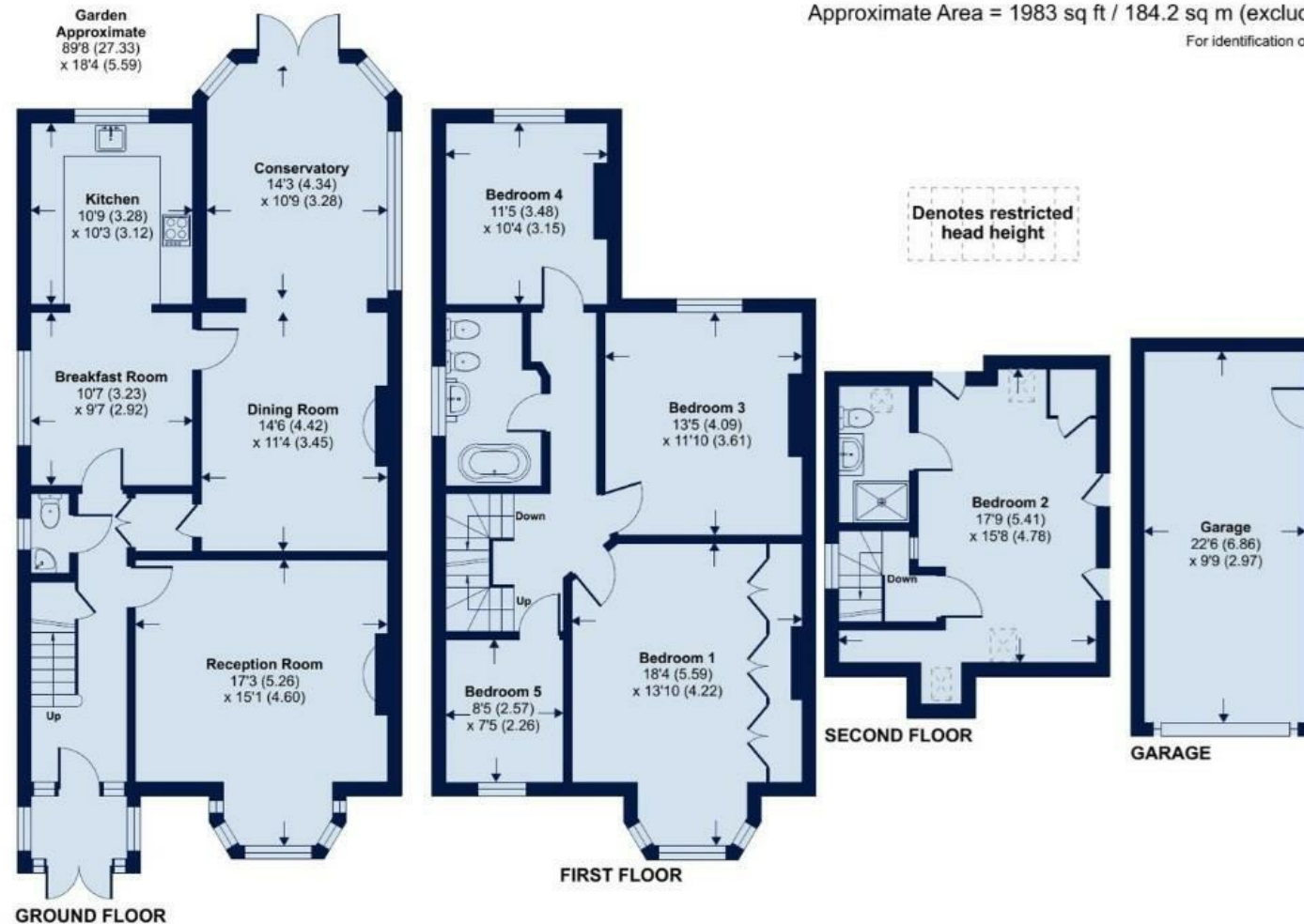
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Blenheim Road, Bromley, BR1

Approximate Area = 1983 sq ft / 184.2 sq m (excludes garage)

For identification only - Not to scale



## IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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