



65 Blackbrook Lane, Bickley, BR2 8AZ  
£995,000

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8AZ

- Spacious 4 Bed Family Home
- Secluded West Facing Garden
- Detached Garage
- Ideally Situated For Good Schools and Local Facilities
- No Onward Chain
- Council Tax Band G



A cavernous 4 bedroom, 3 reception family home, which is being sold with no onward chain. The property comprises, to the ground floor, 3 reception rooms, a large kitchen/diner & downstairs wc, whilst upstairs, we find 4 double bedrooms & large family bathroom. Externally, there is a lovely, secluded West facing garden, ideal for the afternoon & evening sun & a detached garage. Ideally located for all local facilities, this home will attract much interest & your early viewing comes highly recommended.



## 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.



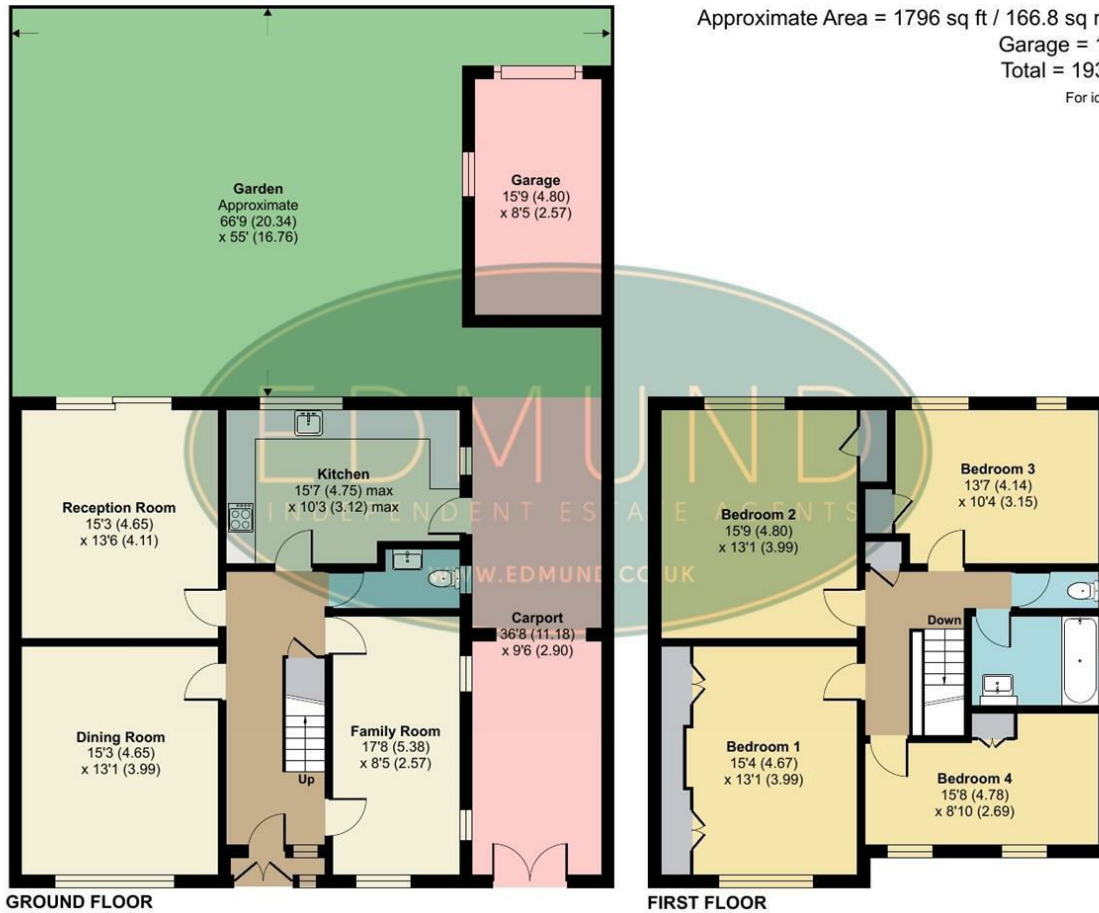
# Blackbrook Lane, Bromley, BR2

Approximate Area = 1796 sq ft / 166.8 sq m (excludes carport)

Garage = 134 sq ft / 12.4 sq m

Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Edmund Estate Agents. REF: 1226457

### 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		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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