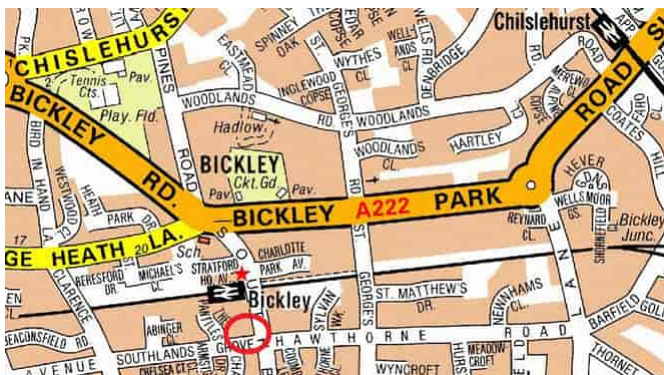




**Southlands Grove,**  
Bickley, Kent. BR1 2DQ

**Tenure: Freehold**

**5 Bedrooms | 2 Reception Rooms | 3 Bathrooms**



EXCLUSIVE TO GEORGE PROCTOR & PARTNER. Conveniently located within particularly close proximity of Bickley Station and set behind electric gates is this 4/5 bed roomed detached house of some 2239 sq. ft. Having been the subject of considerable improvement over the years, this fine home in our opinion is presented in quite exceptional condition and will surely meet the standards of the most demanding family with a flexibility of accommodation that is delightful to find. There is also a wonderfully secluded rear garden. Internal viewing is highly recommended. EPC

Rating: TBA

**Enquiries To:**

**T: 020 8467 2252**

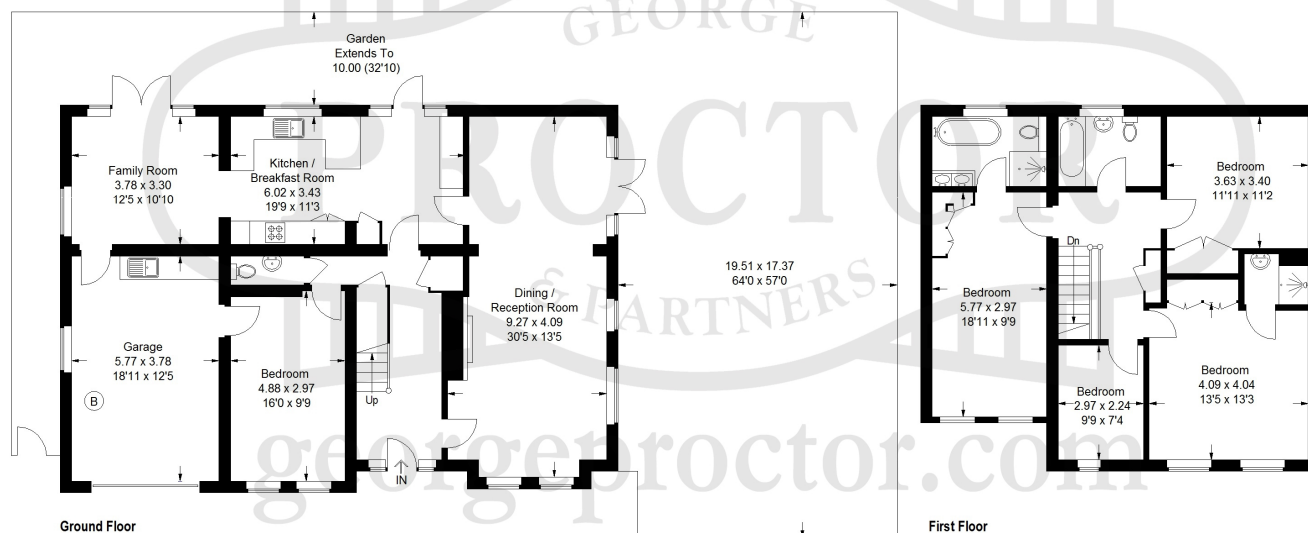
**E: beosales@georgeproctor.com**



**The Bickley Estate Office**

**Southborough Road, Bickley, Kent, BR1 2EB**

Approximate Gross Internal Area (Including Garage) = 208.0 sq m / 2239 sq ft  
(Excluding Garage)  
185.5 sq m / 1997 sq ft



These particulars whilst believed to be accurate are made without responsibility on the part of the vendor or agents, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given. Services or appliances have not been tested and no guarantee can be given as to their operation, buyers should seek professional advice where necessary. All measurements are approximate and may be rounded to the nearest three inches (10 cm). Floor plans, where shown, are indicative only. Any photographs included may be taken with the use of a wide angle lens. If there is a matter of particular interest please contact us for further information, especially before travelling any distance to view. Map reproduced by permission of Geographers A-Z Map Co Ltd. Licence No. A0514. This map is based upon Ordnance Survey maps with the permission of the controller of Her Majesty's Stationary Office.