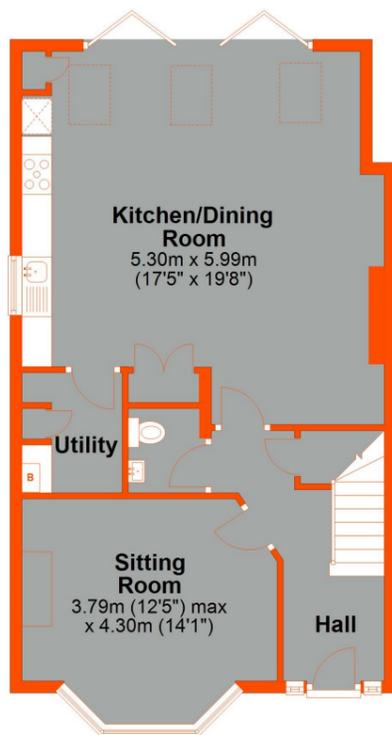


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



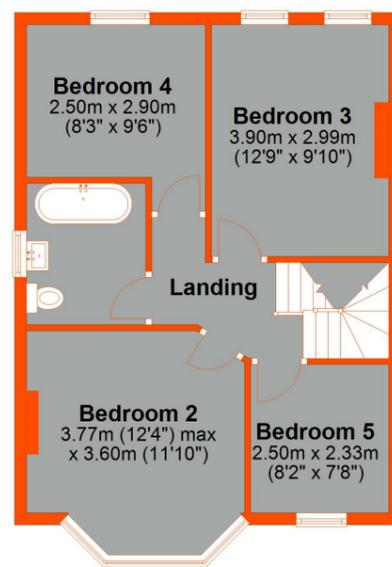
Ground Floor

Approx. 64.2 sq. metres (691.2 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Second Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 150.0 sq. metres (1614.0 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

14 Clarence Road, Bickley, Kent BR1 2DH

Guide Price £850,000 Freehold

- GUIDE PRICE £850,000 to £875,000
- Extended Kitchen & Dining Room
- Close Bickley Station & Shops
- Gardens, Driveway
- Five Bedrooms
- Bathroom & En Suite Shower
- Underfloor Heating
- EPC Rating D

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london

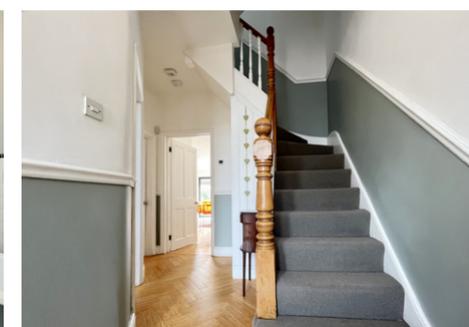
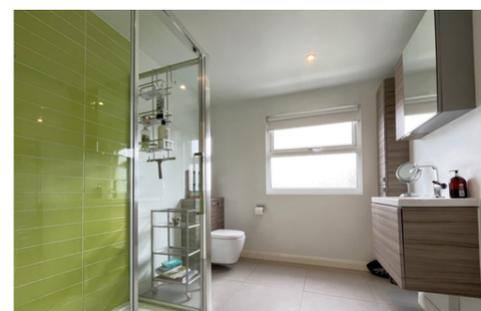


14 Clarence Road, Bickley, Kent BR1 2DH

GUIDE PRICE £850,000 to £875,000. Proctors Bromley are delighted to offer this five bedroom semi detached Edwardian house, extended and much improved in recent years by the current owners whilst still retaining much original charm and character. The spacious accommodation comprises on the ground floor, entrance hall, downstairs cloakroom, sitting room with feature cast iron fireplace, a large kitchen and dining room with luxury German fitted Schuller kitchen units and built in Neff appliances, and a utility room. On the first floor there are four bedrooms and a period style bathroom with roll top bath. On the second floor there is a main suite comprising bedroom, dressing room with built in wardrobes and drawers, and luxury en suite shower room. Features of the property include gas fired central heating with underfloor heating under herringbone flooring on the ground floor, sealed unit double glazing, and a security alarm system. Outside there is brick paved driveway to the front providing off road parking. To the rear a well maintained mainly lawned garden with paved patio and large shed.

Location

Situated in this much sought after location within 0.3 mile of Bickley Station with mainline services to London Blackfriars/Victoria. Local schools, both primary and secondary are within easy reach including Bullers Wood Boys 0.5 mile, Bullers Wood Girls 0.8 mile and Raglon Primary being around 0.4 of a mile, Bromley High 0.7 mile. Whitehall Recreation Ground is located just beyond the end of the road. Local shops are available in Chatterton Road. Bus route 336 passes close by.



Ground Floor

Hall

Covered entrance porch, front door, bamboo herringbone floor, understairs store cupboard, dado rail, coved cornice.

Cloakroom

Washbasin, low suite WC, tiled floor, extractor.

Sitting Room

3.79m x 4.30m (12' 5" x 14' 1") Double glazed bay window to front, bamboo herringbone floor, feature cast iron fireplace with tiled slips, fitted bookshelves, picture rail, coved cornice.

Kitchen/Diner

5.30m x 5.99m (17' 5" x 19' 8") 2 X Full width bi-folding double glazed doors opening onto rear garden, 3 Velux skylight windows, double glazed window to side, luxury range of Schuller German fitted wall and base cupboards, with matching work surfaces over, inset rectangular stainless steel sink and drainer with mixer taps, built in Neff appliances including induction hob with extractor over, oven, microwave, dishwasher and fridge freezer, bamboo herringbone floor, feature cast iron fireplace, ceiling down lighters,

Utility Room

Double glazed widow to side, range of modern fitted wall and base cupboards, plumbing and space for washing machine and tumble dryer, cupboard housing Vaillant gas fired combi boiler.

First Floor

Landing

Bedroom 2

3.77m x 3.60m (12' 4" x 11' 10") Double glazed bay window to front, picture rail, radiator.

Bedroom 3

3.90m x 2.99m (12' 10" x 9' 10") Double glazed windows to rear, stained wood floor, picture rail, radiator.

Bedroom 4

2.50m x 2.90m (8' 2" x 9' 6") Double glazed window to rear, stained wood floor, picture rail, radiator.

Bedroom 5

2.50m x 2.33m (8' 2" x 7' 8") Double glazed window to front, stained wood floor, picture rail radiator.

Family Bathroom

Obscure double glazed window, part tiled walls, luxury white suite comprising roll top bath with shower, pedestal washbasin, traditional high cistern WC, shaver point, chrome heated towel rail.

Second Floor

Landing

Velux skylight window.

Bedroom 1

5.95m max x 5.99m (19' 6" x 19' 8") Double glazed windows to rear overlooking garden, built in wardrobes on two walls, laminate floor, down lighters, radiator. Opening onto

Dressing Area

Range of built in wardrobes along one wall, fitted drawers along another wall.

En Suite Shower Room

Obscure double glazed window, luxury white suite comprising, tiled walk in shower cubicle with glazed door, washbasin, low suite WC, medicine cabinet with mirror door, wall cupboard, down lighters, chrome ladder heated towel rail.

Outside

Driveway

To front, brick paved providing off road parking.

Rear Garden

Well maintained, mainly laid to lawn with paved patio area, flower and shrub borders, shed, sideway with gate.

Additional Information

Council Tax

London Borough of Bromley Band E
2024/25 £2382.98