



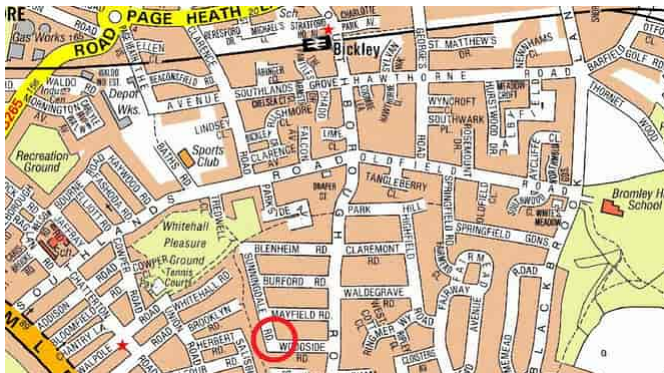
**Sunningdale Road,**

Bickley, Kent. BR1 2EU



**Tenure: Freehold**

**3 Bedrooms | 2 Reception Rooms | 1 Bathroom**



EXCLUSIVE TO GEORGE PROCTOR & PARTNERS. Set in this favourable residential road, within close proximity to Bickley Station, we are pleased to offer for sale, on a chain-free basis, this extended three-bedroom semi-detached home. In our opinion, this is an excellent opportunity for a family, with an array of both primary and secondary schools located nearby. The property also offers significant potential for enlargement or improvement, subject to the necessary consents. We recommend your earliest viewing opportunity. EPC Rating: TBC

**Enquiries To:**

**T: 020 8467 2252**

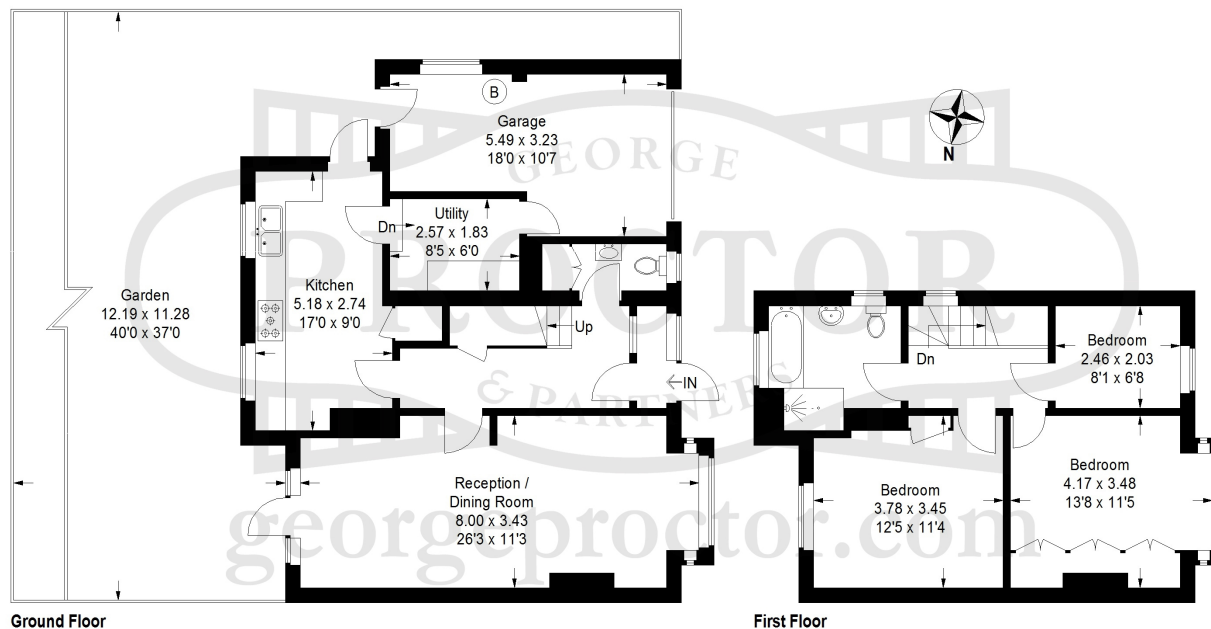
**E: [beosales@georgeproctor.com](mailto:beosales@georgeproctor.com)**



**The Bickley Estate Office**

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

Approximate Gross Internal Area (Including Garage)  
1336 sq ft / 124.1 sq m  
(Excluding Garage)  
1153 sq ft / 107.1 sq m



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.