



**Sundridge Avenue,  
Bromley**  
**BRI**





# Birchwood

Sundridge Avenue

**In excess of 7,000 sq ft, this spectacular detached family home is set back in an elevated position overlooking a shared private green on a half acre plot (approx) with it's own heated pool and nearby to the acclaimed 36 hole Sundridge Park Golf Club.**



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# An immaculate family home...

The scene is set with a stunning double height entrance hall and the magnificent proportions continue with a spectacular valued ceiling living room on the first floor with it's own bar area.

The ground floor has a front aspect formal dining room and a kitchen / breakfast room that leads through to a spacious triple aspect double reception with bi-fold doors that open up on to the screened westerly facing rear garden. There is also a separate utility and a versatile guest suite with en suite that has a study currently used as a music room.

On the first floor are five well proportioned, bright and airy bedrooms with four bathrooms (three en suite). The rear aspect principal suite is cleverly situated in the middle of the house offering hypnotic views of the rear garden and includes a spacious dressing room and an opulent en suite with a separate bath and shower.

Spanning the entirety of the top floor, is an additional guest suite that could double as an nanny annexe or den with an en suite, walk-in wardrobe and plenty of storage space.

Outside is ample off-street parking to the front, an integral double garage and to the rear is a well maintained rear garden laid mainly to lawn, with a fabulous patio for entertaining, a heated pool and a changing room with a sauna.



## Location

Sundridge is one of the most exclusive neighbourhoods in the area with independent shops, international and British restaurants and good commuter links from Elmstead Woods station (0.5 miles) to central London all nearby.

Bromley's historical and retail heart lies in Market Square, just 1.4 miles away where a number of independent shops and restaurants supplement the high street establishments. Lively open-air markets occur three times a week and it is also home to a cinema, Ripley Arts Centre and the Churchill Theatre that hosts national tours and sees many of its productions transferring to the West End. The boutique shops and cafe's of Chislehurst High Street are also nearby (1.4 miles).

For residents who are interested in taking advantage of the local leisure facilities a number of clubs can be found locally including The Sundridge Park Tennis and Squash Club, Bromley Cricket Club and the independent Progressive Fitness Personal Training Studio.

Away from the hustle and bustle of the town centre, Bromley benefits from a desirable location between the leafy Kentish suburbs of Beckenham and Chislehurst, and is north of semi-rural Keston and its picturesque ponds. Beyond Chislehurst, the National Trust's Petts Wood and Hawkwood comprise acres of ancient woodlands and are a haven for wildlife.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Approximate Gross Internal Area  
 Ground Floor = 311.6 sq m / 3,354 sq ft  
 First Floor = 261.6 sq m / 2,816 sq ft  
 Second Floor = 88.1 sq m / 948 sq ft  
 Changing Room = 18.3 sq m / 197 sq ft  
**Total 679.6 sq m / 7,315 sq ft**



## Tenure

Freehold

## EPC

D

## Guide price

The guide price is available on request

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**We would be delighted to tell you more.**

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Particulars dated March 2021. Photographs and videos dated March 2021.

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