



Bromley BR2
Guide price £375,000

Description:

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Open Day 29th August, 10am - 12pm (By Appointment Only)

An Edwardian two bedroom terraced house available for sale in the popular Chatterton Village area of Bromley. The property offers a bright and welcoming living room with an ornamental fireplace and stripped wood floors. Dining room which also features wooden flooring and ornamental fireplace, gallery kitchen and bathroom with shower over bath.

Upstairs we have master double bedroom with built in wardrobes and second double bedroom. To the rear is a good sized garden with patio area and rear access.

The property is located within easy reach of local schools including Raglan Primary, Ravens Wood and Ravensbourne Secondary Schools. Bickley Station is located just over a miles distance and Bromley South Station 1.3 miles.



Directions: From Bickley Station head south on Southborough Road toward Hawthorne Road. At the roundabout, take the third exit onto Southlands Road. Turn left onto Cowper Road. Turn left onto Walpole Road. Take the first right onto Union Road and the property is on the right.

Tenure: Freehold

Council Tax Band: D

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hall	
Living Room	11'0 x 10'11
Dining Room	14'03 x 10'05
Kitchen	9'02 x 7'07
Bathroom	7'0 x 5'04
Bedroom One	12'02 x 11'05
Bedroom Two	10'05 x 8'11
Garden	60'04 x 15'10

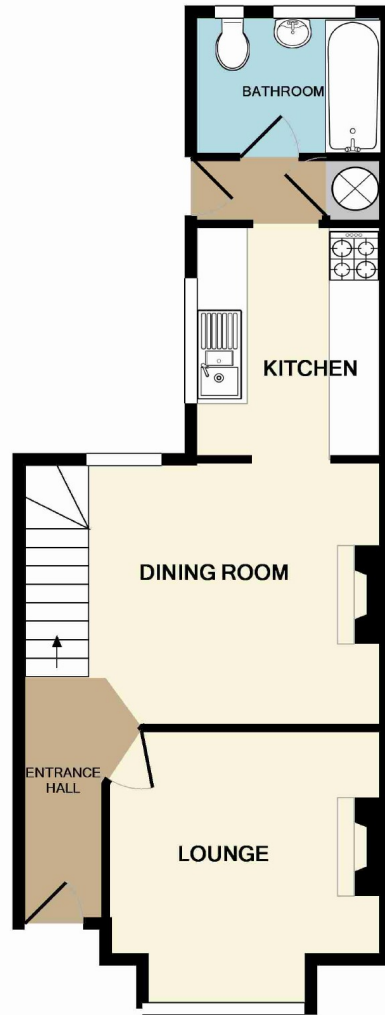


Please refer to www.jdmestategents.com to see our full Area Guides.

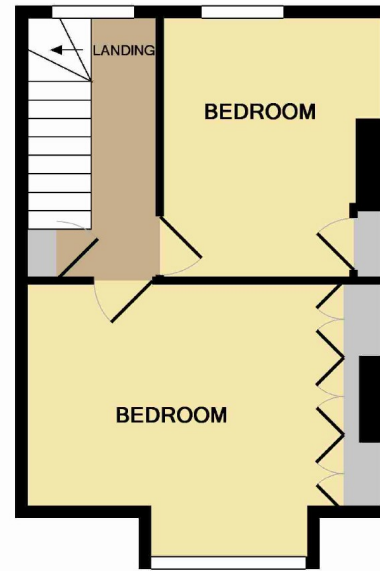
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		57	85			54	86
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Bromley

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