





Guide Price £300,000

Open Day Saturday 11th June, 10am-12pm, By Appointment Only.

This two bedroom mid-terrace house is located within easy reach of shops, schools and transport links which include buses to Grove Park and Bromley, with Beckenham Hill train station within easy walking distance. The property benefits from off-road parking with a driveway to the front.

The property consists of an entrance hallway, living room, kitchen with a range of wall and base units and integrated oven & gas hob with extractor fan and space for a washing machine. The bathroom is located on the ground floor and includes a shower over the bath, a basin and WC.

To the first floor are two double bedrooms, one with a storage cupboard and built in wardrobes.

To the rear is a lean-to with access to the private garden which has a paved area leading to a level lawn with two garden sheds for storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

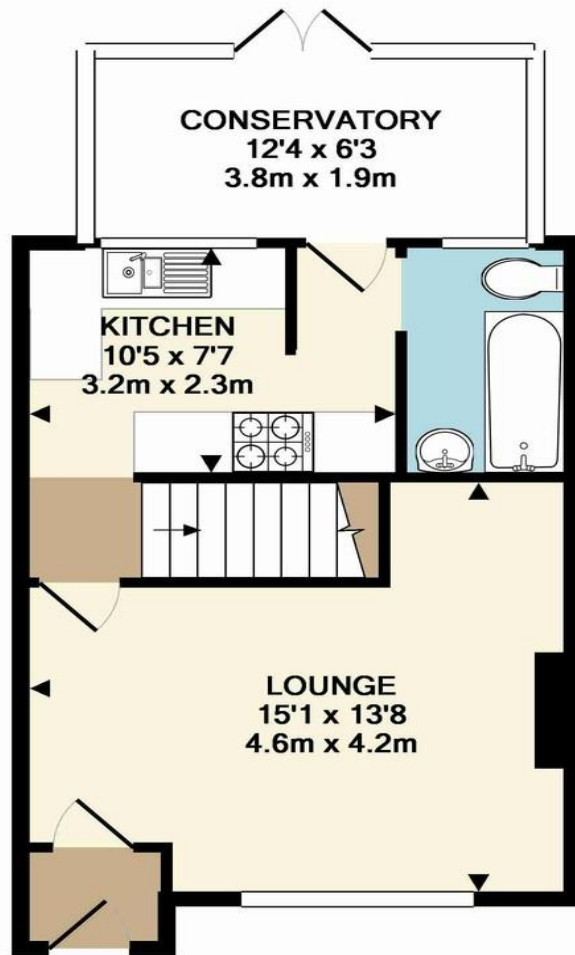


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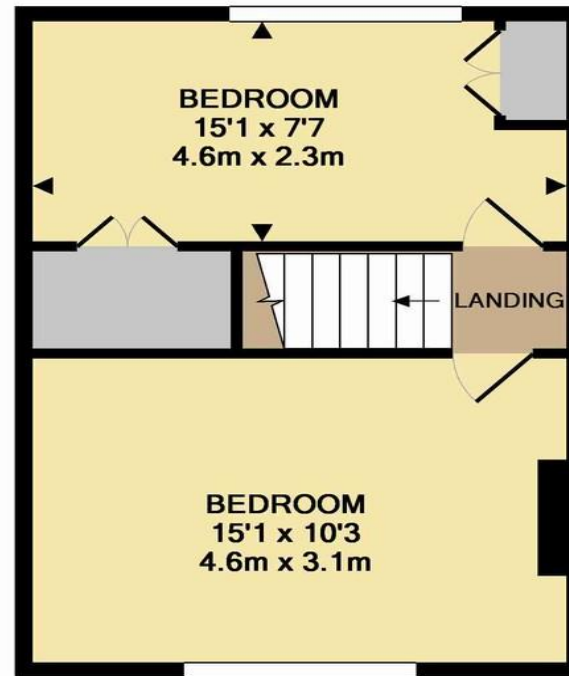
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GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 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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