



Bromley BR1
Guide price £600,000 to £650,000

Description:

GUIDE PRICE £600,000 - £650,000

A three bedroom end of terrace family home located in a popular residential close with access to local schools, station, shops and amenities. The property is split over three floors and has been maintained and updated throughout the years by the current owners since they have owned the property when they were built in 1980. The ground floor comprises of entrance hallway, cloakroom, storage closet, two rooms that can be used as office space or a play room and access to the garage. The first floor leads to a lounge room with bespoke fitted storage and TV units, fully fitted gloss kitchen with John Lewis range style cooker, dining area and French doors leading to the rear garden. The second floor includes a master bedroom fitted wardrobes, en-suite bathroom fitted with shower over bath and Laura Ashley tiling. A further two bedrooms also fitted with wardrobes and family bathroom.

The rear garden is nicely established and includes an entertaining patio area fitted with an awning, side access, storage shed and raised laid lawn. The property further benefits from a large paved driveway, double glazed windows throughout, gas central heating with updated boiler, alarm and loft storage space. Much of the property has been decorated with fittings by Laura Ashley and bespoke wardrobes have been fitted throughout.

The property is located to Elmstead Woods station just 0.7 of a mile away and also Chislehurst Station and Sundridge Park Station are just 1.3 and 1.2 miles distance. The property is an ideal home for commuters and families.

Viewings are highly recommended.

Directions: From Elmstead Woods station turn right into Elmstead Lane and at the roundabout turn right into Sundridge Park Avenue proceed along and Romney Drive can be found on the right hand side. The property is on the left.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley

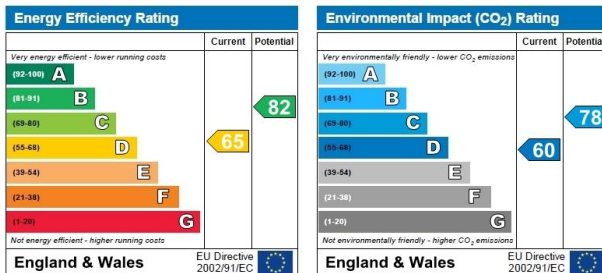


Room Dimensions:

Entrance Hallway	15'09 x 4'07
Cloakroom	4'05 x 4'03
Study	8'09 x 7'09
Games Room	9'09 x 8'0
Storage Closet	4'01 x 3'04
Landing	
Lounge Room	17'10 x 16'10
Kitchen/Diner	17'10 x 10'05
Landing	
Master Bedroom	11'02 x 9'09
En-Suite Bathroom	10'04 x 5'06
Bedroom Two	8'06 x 7'11
Bedroom Three	8'11 x 8'01
Family Bathroom	6'05 x 5'06
Loft Storage	
Rear Garden	56'00 x 18'07
Garage	17'05 x 8'09

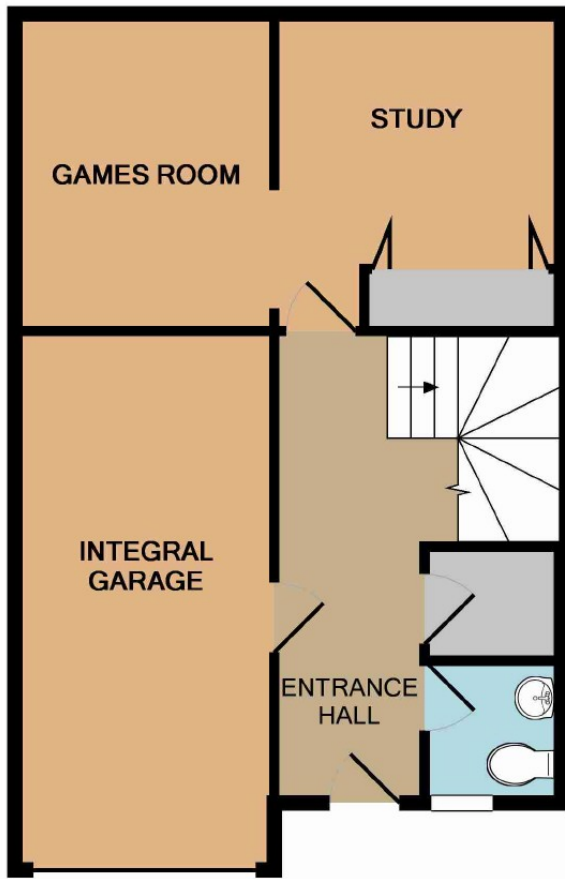


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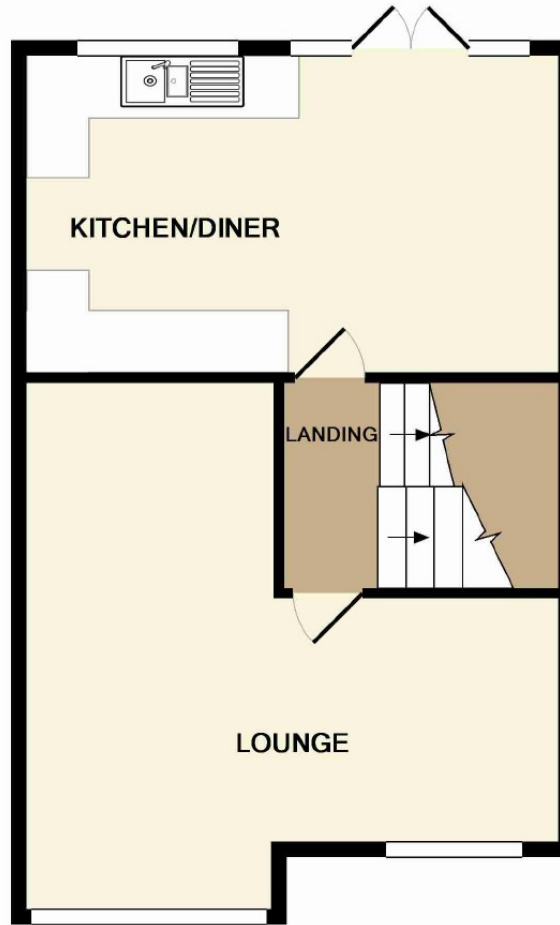


Please contact the branch for a complete copy of the EPC document

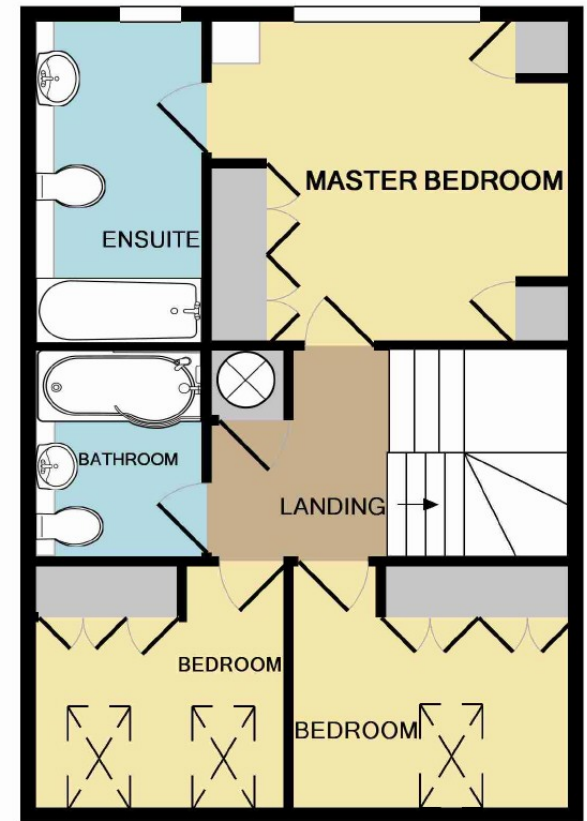




GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (125.0 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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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.

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