



Bromley BR1
£274,999

jdm
ESTATE AGENTS

Description:

A spacious three bedroom terraced house situated in a convenient location for Grove Park Station and close to local schools and amenities.

This well presented home offers a spacious entrance hallway, a living room and a separate kitchen opening onto a dining area/ conservatory. The kitchen is fitted with a range a modern wall and base units with an integrated oven, hob, washing machine and tumble dryer.

Upstairs there are three bedrooms and family bathroom fitted with a bath, wc and hand wash basin. There is loft access from the landing area.

To the rear of the property is a low maintenance westerly facing garden comprising decked area plus a patio area and two sheds..

Viewing highly recommended.



Directions: From Grove Park Station, head south on Baring Road. Take the first right onto Downham Way. At the roundabout, take the second exit onto Northover. Turn right onto Shroffold Road. Continue towards the far end of Shroffold Road and Bedivere Road is a turning on the left. The property is on the left hand side.

Tenure: Freehold

Council Tax Band: C

Local Authority: London Borough of Lewisham



Room Dimensions:

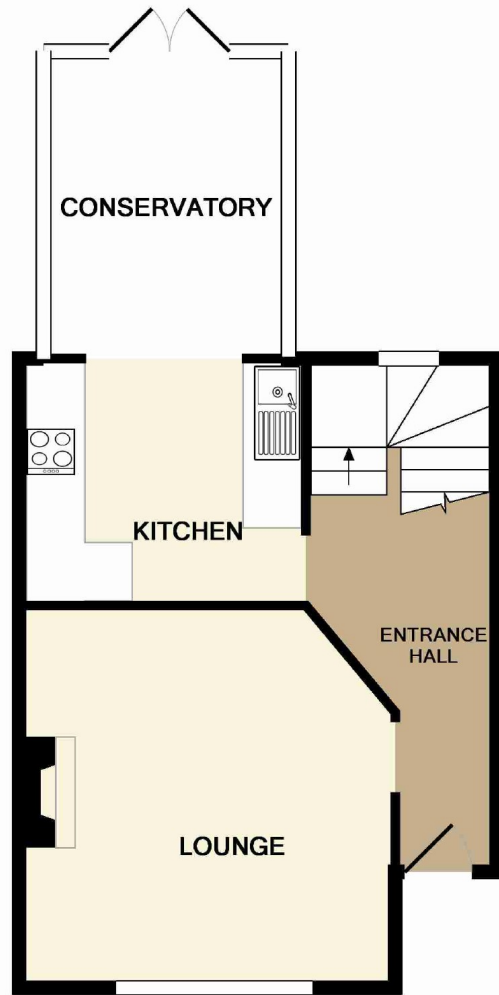
Entrance Hall	14'3 max x 3'0 max
Living Room	12'10 max x 12'7 max
Kitchen	9'8 max x 8'2 max
Dining Room/Conservatory	10'4 max x 8'2 max
Landing	
Master Bedroom	11'3 max x 8'7 max
Guest Bedroom	10'0 max x 7'5 max
Bedroom Three	8'3 max x 7'1 max
Bathroom	5'7 max x 4'4 max
Garden	40'0 max x 15'8 max



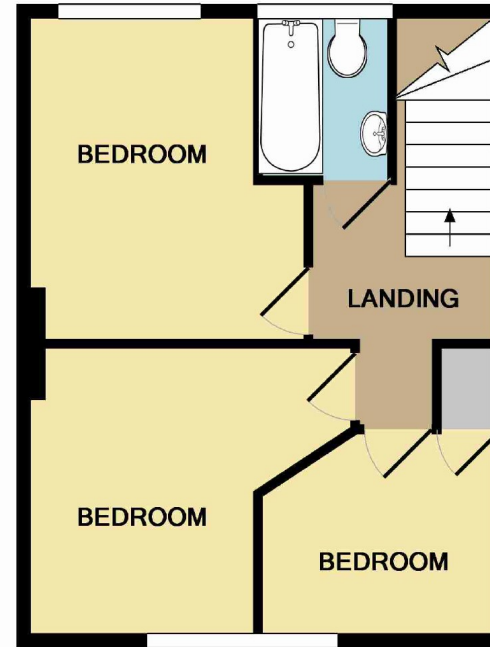
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		67	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		67	86

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



GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 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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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.

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