



Bromley BR2  
£525,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated in a very popular road on the Keston/Locksbottom borders is this delightful, three bedroom semi detached property in need of complete refurbishment. Owned by its present owner for 50 years this property has great scope for extension subject to normal planning consents.

The accommodation comprises entrance hall with original 1930's door, living room to the front with bay window and dining room to the rear, both with working fireplaces. The property does have central heating. The kitchen is of galley style with door to the rear. Upstairs, there are two double bedrooms and a single bedroom plus a family bathroom.

To the rear of the property is an outside toilet and a garden measuring approximately 100ft, mainly laid to lawn and not overlooked, with a large greenhouse. There is a single detached garage with loft space to the rear/side of the property and a driveway that can accommodate up to three cars. There is also a front lawn.

An ideal opportunity for those buyers looking for a project.



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**Directions:** From our Locksbottom office turn left onto Crofton Road, at the traffic lights turn right onto Hastings Road (A21). Take the second turning on the left into Lakeside Drive and first left into Rowan Walk. The property will be found on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Living Room	14'8 x 11'10
Dining Room	13'1 x 10'8
Kitchen	11'4 x 7'4
First Floor Landing	
Bedroom One	14'1 x 11'10
Bedroom Two	13' x 12' max
Bedroom Three	9'10 x 7'2
Bathroom	
Outside	
Rear Garden	
Single Detached Garage	
Outside Toilet	
Greenhouse	12' x 8' approx.

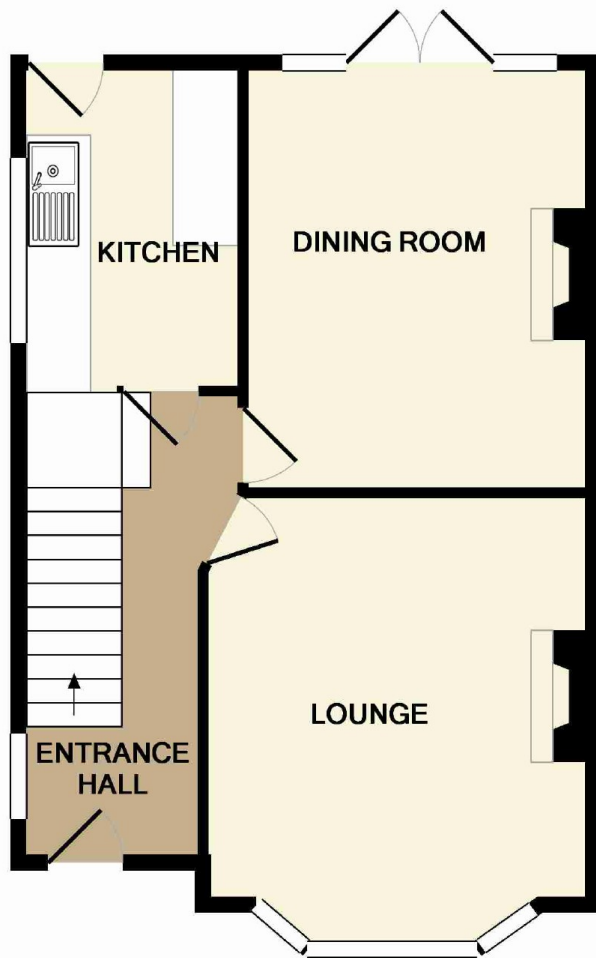


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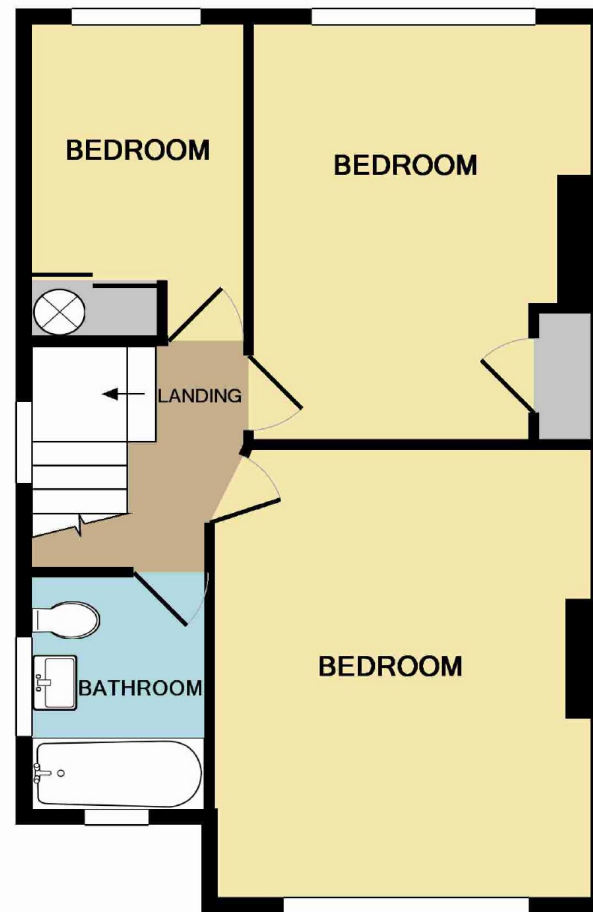
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.1 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** Locksbottom

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