



Bromley BR1  
£475,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated in a popular residential road is this extremely well presented three bedroom semi detached home. This spacious home is ideally located for Bickley Station and also offers access to both Chislehurst and Petts Wood mainline stations serving several London termini.

The accommodation comprises hallway leading to the lounge area with patio doors overlooking the garden. There is also a cloakroom and the impressive open plan kitchen dinner with integrated appliances. To the first floor are three bedrooms and a family shower room.

To the rear is the mainly laid to lawn garden and to the front is off street parking.

A wealth of well regarded schools can be found locally including Bromley High, Bullers Wood and St James RC.

Internal viewing comes highly recommended.



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**Directions:** From Bickley station proceed down Southborough Rd and take the fifth turning on the left down Waldegrave Rd. Turn right at the end and follow the road round down until The Fairway becomes Fairmead.

**Tenure:** Freehold

**Council Tax Band:** D

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hallway	
Lounge	<b>16' x 12'</b>
Kitchen	<b>20'3 x 11'7</b>
Downstairs wc	
Stairs to first floor	
Bedroom one	<b>11'10 x 10'9</b>
Bedroom two	<b>11'10 x 9'2</b>
Bedroom three	<b>8'9 x 8'4</b>
Family shower room	
Garden	<b>45' (approx)</b>



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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>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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 Petts Wood

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