



Bromley BR2
Guide price £465,000

Description:

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An attractive three bedroom period terraced house which is well presented and is larger than average benefitting from a loft conversion and a conservatory currently used as a utility room. The property also benefits from underfloor heating in the kitchen and conservatory in addition to featuring Karndean and other quality flooring to many rooms.

Accessed via a paved frontage, the ground floor accommodation comprises a spacious open plan living/dining room with a feature gas fireplace and window shutters to the front. The kitchen has been modernised and is fitted with a range of wall and base units with an integrated oven and hob set within a feature exposed brick chimney breast and a breakfast bar, finished with a glass topped work surface. To the side of the kitchen is a conservatory that is currently used as a utility room with space for appliances and a door to the garden.

To the first floor is a large family bathroom fitted with a walk in shower, bath, wc and wash basin with storage built in to one side of the feature chimney breast. The master bedroom and bedroom three are accessed from the landing with stairs to the loft room which provides a spacious bedroom with plenty of built in eaves storage. The rear garden has two paved areas divided by an area of garden which is due to be fitted with artificial turf. There is also a large shed to the rear. The property is ideally situated for the much sought after Raglan Primary School, The Ravensbourne School and Ravenswood School, in addition to the local park and shops of Chatterton Village.

Directions: From Bromley South station turn left into Masons Hill and bear right. At the traffic lights turn left (at the Dripping Tap) into Homesdale Road. Take the second right into Great Elms Road. Turn left onto Marlborough Road and first right into Raglan Road. The property can be found on the left hand side.

Tenure: Freehold

Council Tax Band: D

Local Authority: London Borough of Bromley



Room Dimensions:

Entrance Hallway

Lounge/Diner **24'07 x 10'09**

Kitchen **11'11 x 10'0**

Conservatory **12'06 x 4'02**

Landing

Bedroom One **13'11 x 11'03**

Bedroom Two **10'11 x 8'07**

Family Bathroom **11'02 x 9'04**

Bedroom Three **14'03 x 10'03**

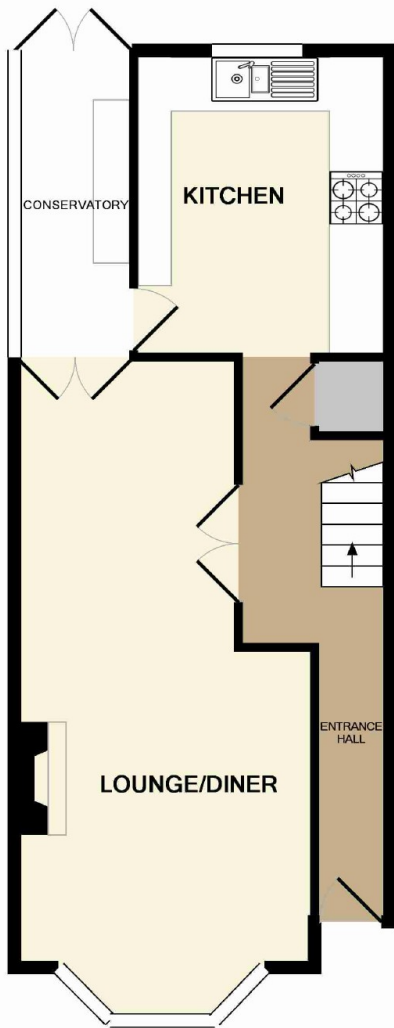
Garden **30'03 x 15'11**



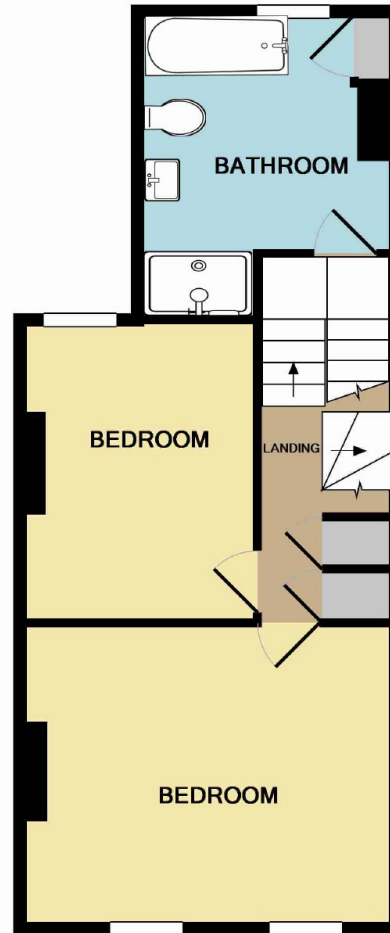
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
			80			76	
		50				42	

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

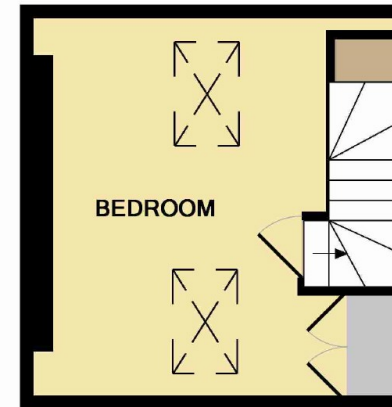




GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 186 SQ.FT.
(17.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 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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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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