



Bromley BR1  
Guide price £350,000



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**Description:**

Guide Price £350,000

A three bedroom mid terrace house offering modern spacious accommodation that would appeal to both private buyers and investors alike.

The property has been renovated to a high standard including re-wiring, new PVC double glazed windows, new front door, alarm, new boiler, new rear garden fence and new patio. The property consists front lounge room and dining room that is open plan to the conservatory and kitchen. The modern gloss kitchen is fully fitted and the dining area includes gloss units for extra storage. Outside is a patio area and newly laid lawn. Also at the rear of the garden is an outbuilding/utility area which includes sink and plumbing for appliances.

Upstairs are three bedrooms with two of the bedrooms with fitted wardrobes. The family bathroom offers a modern three piece white suite with shower over bath and the landing provides access to the loft storage space. The property also boasts a good size front garden and on street parking.

Situated 0.8 miles to Beckenham Hill Station and in close proximity to local shops the property is ideally located.



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**Directions:** From Beckenham Hill Station head northeast. Turn left toward Melfield Gardens. Turn right onto Melfield Gardens. Turn right onto Blacklands Road. Turn left onto Beckenham Hill Road. Turn right onto Bromley Road. Turn left onto Oldstead Road. Turn left onto Southview Road. The property will be on the left.

**Tenure:** Freehold

**Council Tax Band:** D

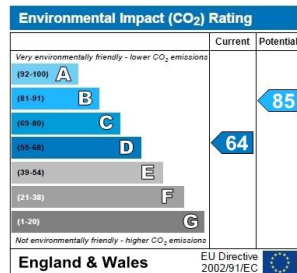
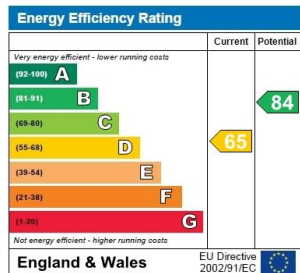
**Local Authority:** Lewisham Council

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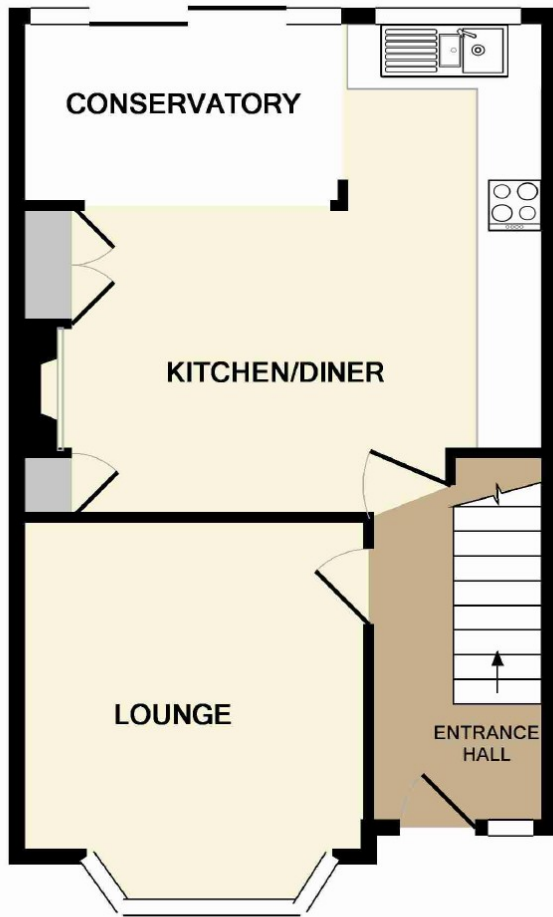
**Room Dimensions:**

Front Garden	54'01 x 12'05
Entrance Hallway	10'03 x 5'06
Reception Room	11'07 x 10'08
Kitchen/Diner/Conservatory	16'05 x 15'03
Landing	
Bedroom One	12'0 x 8'02
Bedroom Two	9'05 x 9'03
Bedroom Three	8'10 x 5'11
Bathroom	6'08 x 5'03
Rear Garden	53'05 x 17'06
Outbuilding	12'02 x 4'11

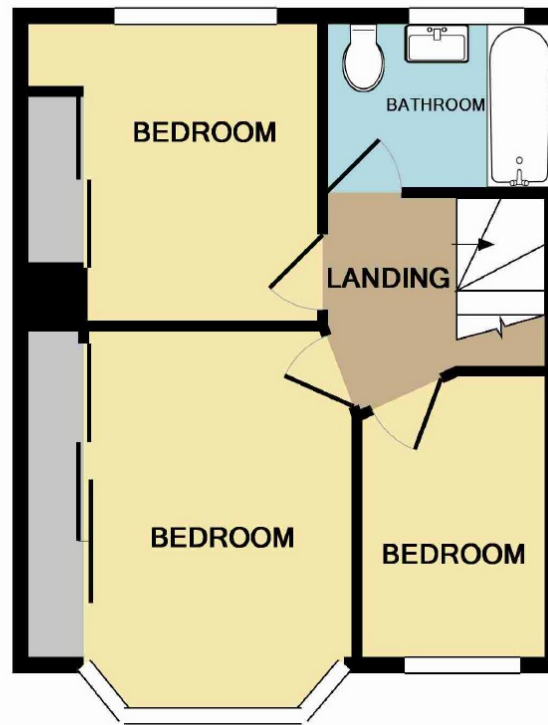


Please contact the branch for a complete copy of the EPC document

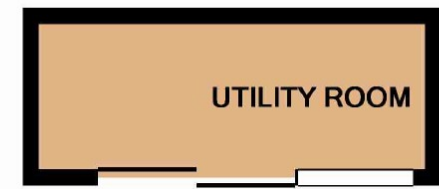




GROUND FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 60 SQ.FT.  
(5.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 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

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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.

jdm Bromley

38 High Street, Bromley, Kent BR1 1EA

020 8313 6800

e br@jdmonline.com

