



Bromley BR2  
Guide price £400,000 to £420,000

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**Description:**

Guide Price £400,000-£420,000

Internal viewing is highly recommended to fully appreciate this spacious three bedroom period terrace house. Situated 0.5 miles from Bromley South Station the property is ideally located for transport links, local schools (including the sought after Raglan Road Primary School), local shops and Havelock Recreational Ground.

Accessed via an enclosed porch, the property opens onto a good sized living room with a feature plaster wall with built in storage seats either side of the chimney breast. A step up leads to the dining area with a window to the rear and an open archway to the internal hallway.

The modern kitchen is fitted with a range of wall and base units with wood block work surface and provides ample space for a freestanding fridge freezer, cooker, slimline dishwasher, washing machine and tumble dryer. There is also a stable door that leads to the rear garden. The bathroom is accessed via the rear of the kitchen and has been modernised providing a contemporary style bath, sink, wc and separate shower enclosure. Both the kitchen and bathroom benefit from underfloor heating.

Upstairs are three spacious bedrooms and a flexible landing space which could provide a return access area for a potential loft conversion (STPP).

To the rear is a well planned garden consisting of a decked area leading to a newly turfed lawn area. An addition of a Summer House/Home Office at the rear of the garden (with power, lighting

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**Directions:** From Bromley South station turn left into Masons Hill bearing right towards Bromley Common. Turn left at the Dripping Tap into Homesdale Road. The property can be found on the right hand side shortly after the turning for Havelock Road.

**Tenure:**

**Council Tax Band:** D

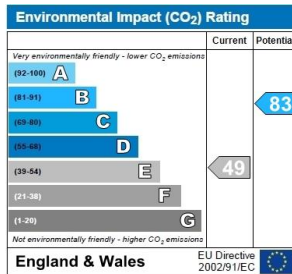
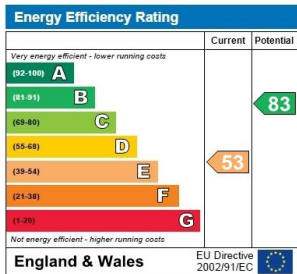
**Local Authority:** London Borough of Bromley

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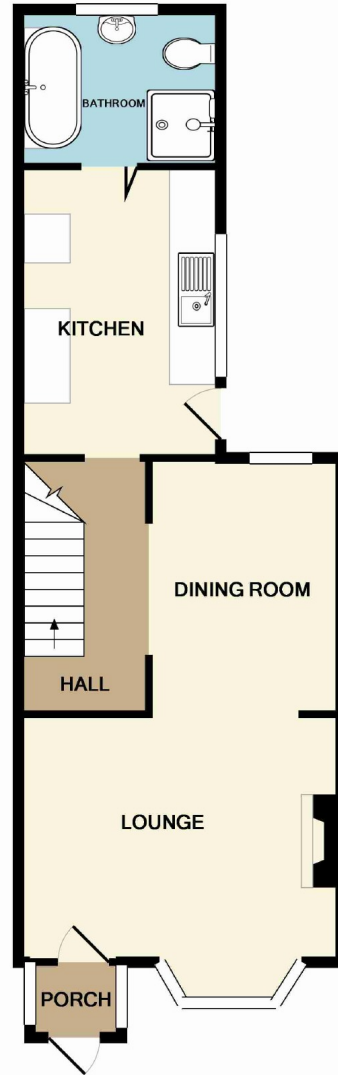
**Room Dimensions:**

Porch	4'0 max x 3'7 max
Living Room	13'10 max x 12'8 max
Dining Room	11'0 max x 8'1 max
Inner Hallway	
Kitchen	12'5 max x 8'5 max
Bathroom	9'3 max x 6'5 max
Landing	
Bedroom	12'4 max x 8'5 max
Bedroom	11'0 max x 8'4 max
Master Bedroom	13'11 max x 10'9 max
Garden	78'8 max x 14'8 max

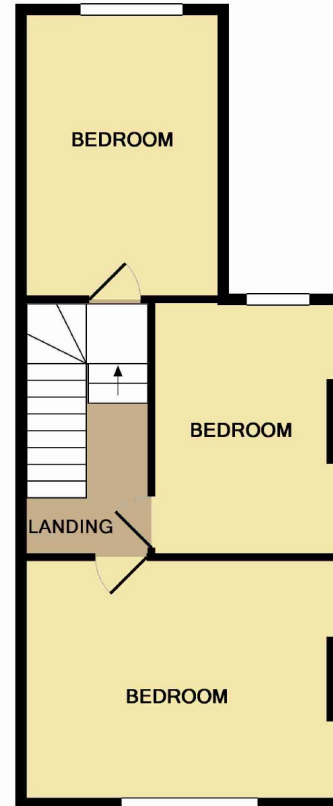


Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 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** Bromley

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