



Bromley BR1  
Guide price £300,000 to £320,000

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**Description:**

Situated within easy reach of shops, schools and transport links which include buses and Grove Park station is this three bedroom terrace house with garage offered with no onward chain.

The accommodation comprises a living room which opens to the dining room with doors to the rear. A galley style kitchen leads to a lean-to with access to the garden, Upstairs there are two double bedrooms and one single bedroom. The family bathroom is fitted with a white suite.

To the rear is a good sized garden with lawn area and shrub borders. The garage has been divided to provide a separate storage area.

Local amenities include Downham Health & Leisure Centre and Downham Fields.



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**Directions:** From Grove Park Station turn right into Downham Way. Straight across the mini roundabout. Left into Southover. Left into Hillcrest Road. The property is on the right

**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

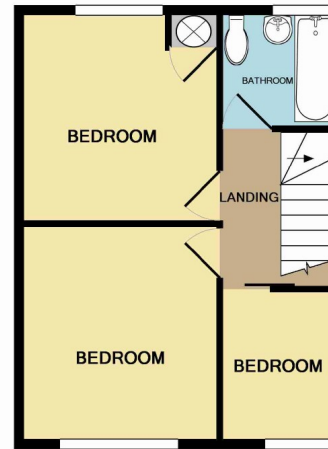
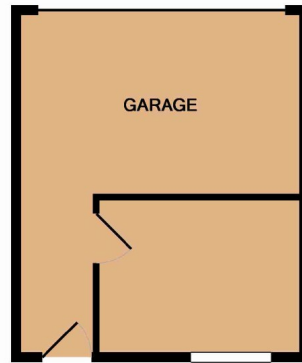
|                    |               |
|--------------------|---------------|
| Entrance Hallway   |               |
| Living/Dining Room | 23'02 x 9'06  |
| Kitchen            | 8'05 x 5'09   |
| Lean To            | 6'05 x 4'11   |
| Landing            |               |
| Bedroom One        | 10'11 x 9'10  |
| Bedroom Two        | 10'07 x 9'11  |
| Bedroom Three      | 7'05 x 5'10   |
| Garden             | 39'08 x 17'03 |
| Garage             | 14'05 x 16'08 |



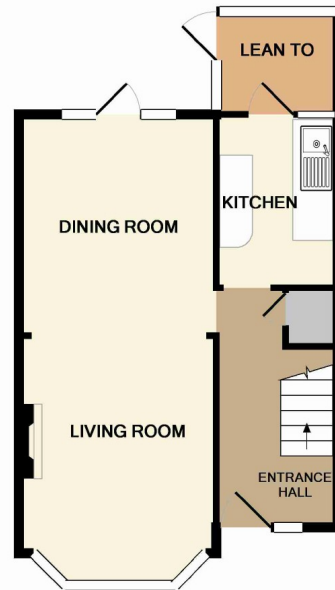
| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-100) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|  | 84        | 45   | 82        |
| EU Directive 2002/91/EC  |           | EU Directive 2002/91/EC  |           |

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





1ST FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 614 SQ.FT.  
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 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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