



Bromley BR1
£350,000

jdm
ESTATE AGENTS

Description:

OPEN DAY - SATURDAY 24 OCTOBER 10.00AM - 12.00PM BY APPOINTMENT ONLY

A spacious and well presented three bedroom terraced house having been lovingly maintained and owned by the same family for two generations. The property is situated in a convenient location for Grove Park Station and close to local schools and amenities.

On the ground floor the property benefits from a large dining/ reception room which opens into the kitchen and also the living room. Upstairs there are two double bedrooms and a good sized single bedroom in addition to the family bathroom.

The property is neutrally presented throughout and benefits from stripped wood floors to the downstairs living rooms and two fireplaces.

To the rear is a well maintained mature garden with a patio and lawn area, two sheds and a greenhouse (needing some reglazing). To the front of the property is a hardstanding providing off street parking for two vehicles.



Directions: From Grove Park Station head south on Baring Road toward Pullman Mews. Turn right onto Downham Way. At the roundabout, take the 2nd exit onto Northover. Turn left onto Shroffold Road. The property is on the left.

Tenure: Freehold

Council Tax Band: C

Local Authority: Lewisham Council

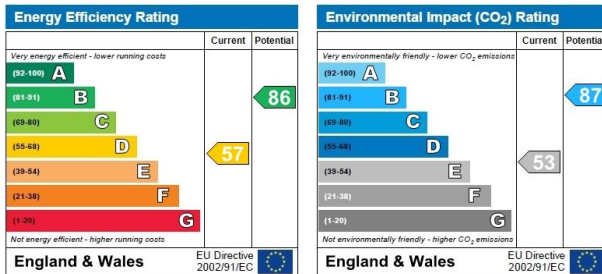


Room Dimensions:

Entrance Hall	
Living Room	11'10 max x 9'3 max
Dining/2nd Reception Room	13'3 max x 12'0 max
Kitchen	9'6 max x 5'8 max
Landing	
Master Bedroom	13'6 max x 12'0 max
Bedroom Two	12'0 max x 9'1 max
Bedroom Three	10'6 max x 6'8 max
Bathroom	5'7 max x 5'3 max
Garden	55'6 max x 18'7 max

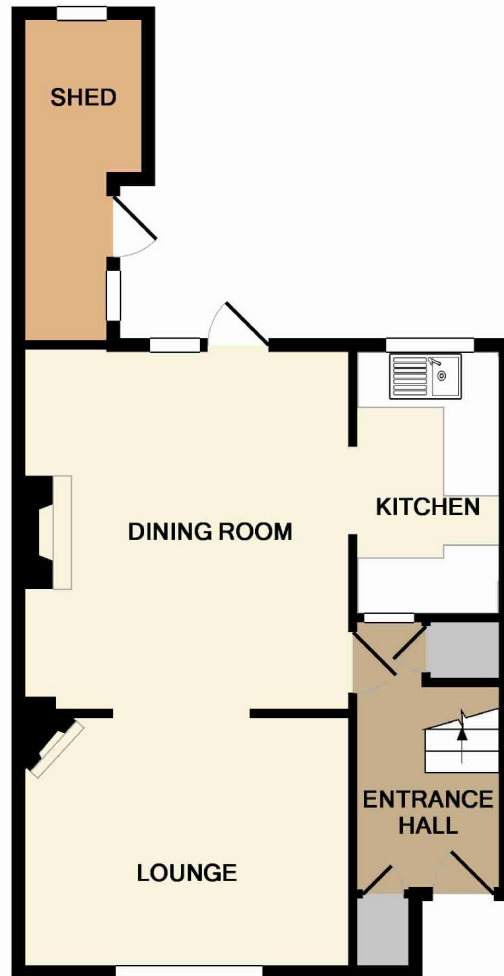


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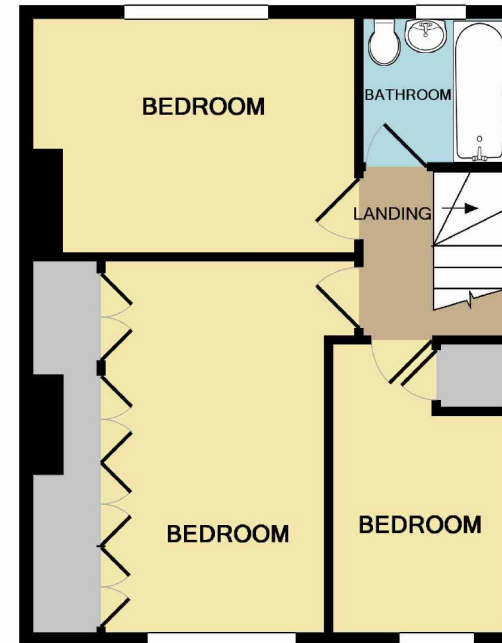


Please contact the branch for a complete copy of the EPC document





GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 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 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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