



Bromley BR1  
Guide price £750,000

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**Description:**

A versatile four bedroom detached house situated in an attractive tree lined road conveniently located within easy reach of transport links including Bromley North and Sundridge Park stations as well as good bus routes with the ever popular Parish Church of England and Scotts Park Primary Schools close by.

The spacious living accommodation comprises an 18' living room with doors to the garden, a separate dining room, a spacious kitchen/breakfast room leading to the conservatory and a downstairs wc. Upstairs there is an attractive master bedroom with en suite shower room, three further bedrooms and a family bathroom.

Greeted by a generous frontage, there is off street parking for several vehicles in addition to the garage and side access to the rear garden which is well presented with shrub borders, a patio and a lawn area.

Viewing highly recommended.



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**Directions:** From Bromley North station turn left and immediate left again into Sherman Road. Continue along Sherman Road until it changes into Rodway Road. The property can be found on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** F

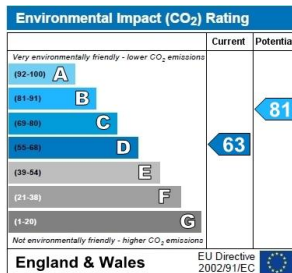
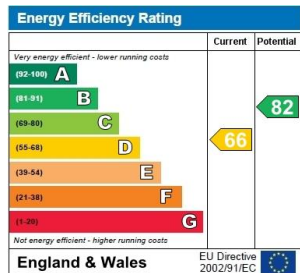
**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Dining Room	10'4 max x 6'11 max
Kitchen/Breakfast Room	13'2 max x 13'2 max
Living Room	18'0 max x 11'10 max
Conservatory	10'9 max x 10'1 max
WC	
Master Bedroom	13'1 max x 10'5 max
En Suite Shower Room	7'1 max x 5'1 max
Guest Bedroom	11'11 max x 8'10 max
Bedroom Three	13'3 max x 7'1 max
Bedroom Four	8'11 max x 8'9 max
Garage	20'8 max x 10'3 max
Garden	48'8 max x 40'8 max

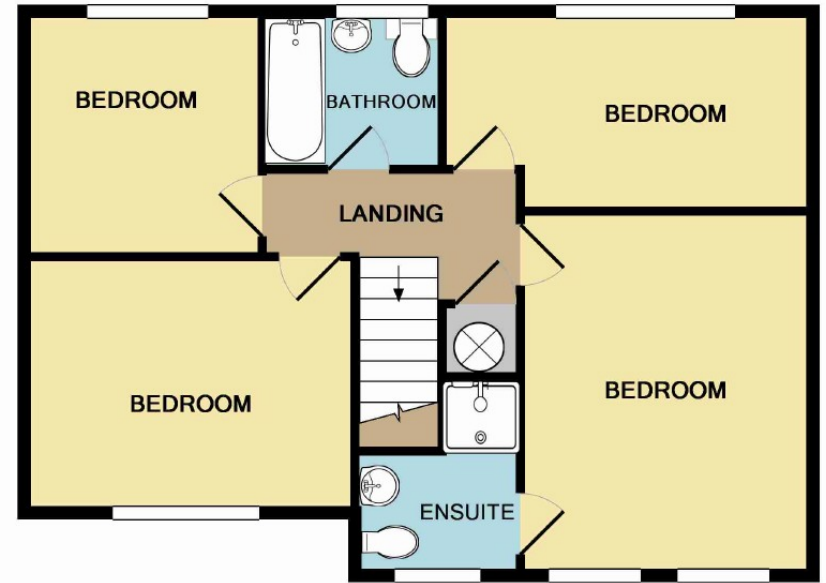


Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 553 SQ.FT.  
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1425 SQ.FT. (132.4 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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