



Bromley BR1  
Offers in the region of £850,000



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**Description:**

A four bedroom detached family home offering spacious and flexible accommodation on a good sized plot with a well maintained rear garden, off street parking to the front and a garage.

Off the entrance hall is a downstairs shower room with WC, a bright and spacious kitchen with views over the wonderful garden, a family/dining room, a large living room and a conservatory. From the spacious landing on the first floor are four bedrooms and a large family bathroom with bath and separate shower.

This property has been lovingly looked after by the current owners for many years and offers great potential for an incoming family to make it their own.

Situated in a desirable location between Elmstead Woods and Sundridge Park, this property is in an ideal location for local stations to London and Bromley town centre as well as local schools including Braeside Preparatory School and Scotts Park.



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**Directions:** From Elmstead Woods Station, turn right into Elmstead Lane, at the roundabout turn right in Sundridge Avenue and proceed along until the name of the road changes to Orchard Road where the property can be located further down on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** London Borough of Bromley

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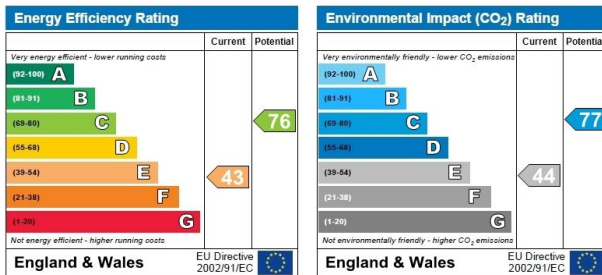


**Room Dimensions:**

Entrance Hall	15'9 x 8'10
Shower Room	6'11 x 5'2
Kitchen	11'7 x 12'2
Family/Dining Room	12'2 x 10'11
Conservatory	12'10 x 7'4
Landing	18'2 x 13'6
Bathroom	8'9 x 8'5
WC	6'11 x 2'11
Master Bedroom	15'5 x 12'2
Bedroom Two	12'2 x 8'9
Bedroom Three	11'4 x 9'7
Bedroom Four	11'7 x 7'10
Garage	20'1 x 10'1
Garden	132' x 53'

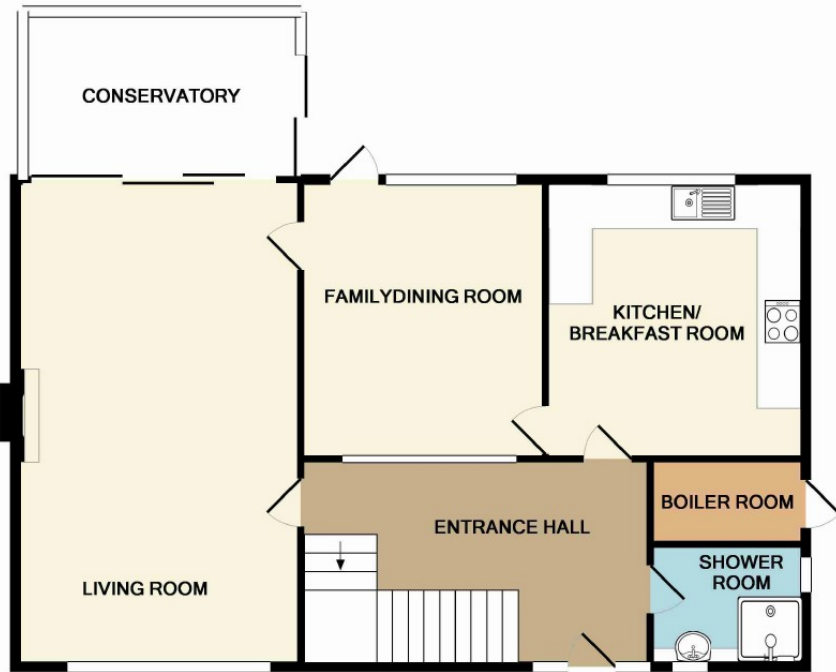


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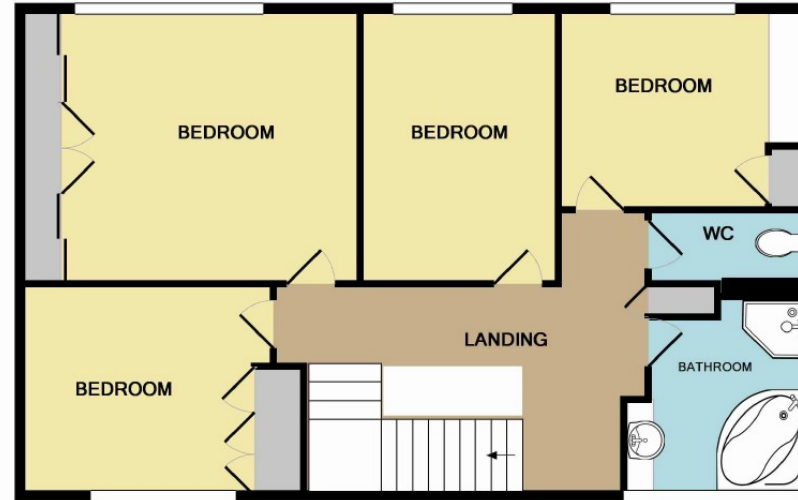


Please contact the branch for a complete copy of the EPC document

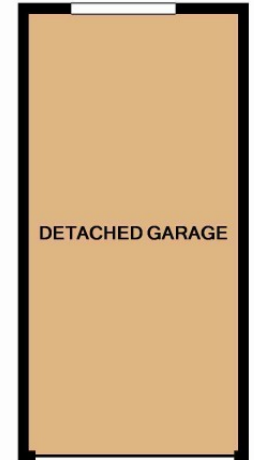




GROUND FLOOR  
APPROX. FLOOR  
AREA 887 SQ.FT.  
(82.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 788 SQ.FT.  
(73.2 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 202 SQ.FT.  
(18.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1877 SQ.FT. (174.4 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**

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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**

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