



Bromley BR1
Guide price £550,000

Description:

A 4 bedroom semi detached house extended into the loft and at ground floor level to provide a spacious family home with off street parking.

The entrance hall leads to a good sized living room and separate dining room. The galley style breakfasting kitchen is fitted with a range of wall and base units with space for appliances and opens into the conservatory extension which provides a welcoming entertaining/living space.

To the first floor is the master bedroom, one double and one single bedroom and the family bathroom. The loft has been converted to provide a further double bedroom and wash room consisting of a wash basin and WC.

Backing onto neighbouring allotments, the rear garden has a patio area and lawn. The property also benefits from a garage/storage room accessed via a shared drive. This would make an ideal garage for motorbike users as there is restricted vehicular access.



Directions: From Bickley station turn right into Southborough Road, over the 1st mini roundabout, at 2nd mini roundabout turn right into Southlands Road and 2nd right into Clarence Road.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley

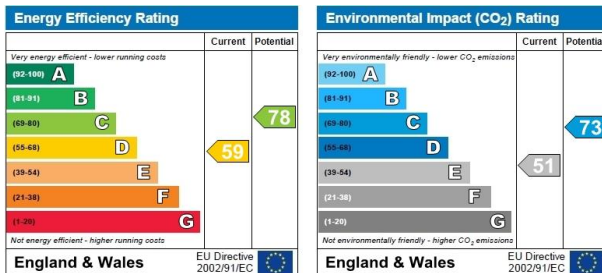


Room Dimensions:

Entrance Hall	15'2 max x 5'6 max
Living Room	14'7 max x 13'0 max
Dining Room	13'0 max x 11'3 max
Kitchen Area	10'9 max x 6'0 max
Open Plan Conservatory	17'7 max x 8'11 max
Landing	
Family Bathroom	9'9 max x 6'9 max
Master Bedroom	14'11 max x 11'4 max
Bedroom Two	13'0 max x 11'6 max
Bedroom Four	7'6 max x 7'0 max
Loft Room/Bedroom Three	13'7 max x 12'7 max
Wash Room	5'9 max x 3'8 max
Garden	67'4 max x 23'9 max
Garage/Store Room	14'0 max x 7'0 max

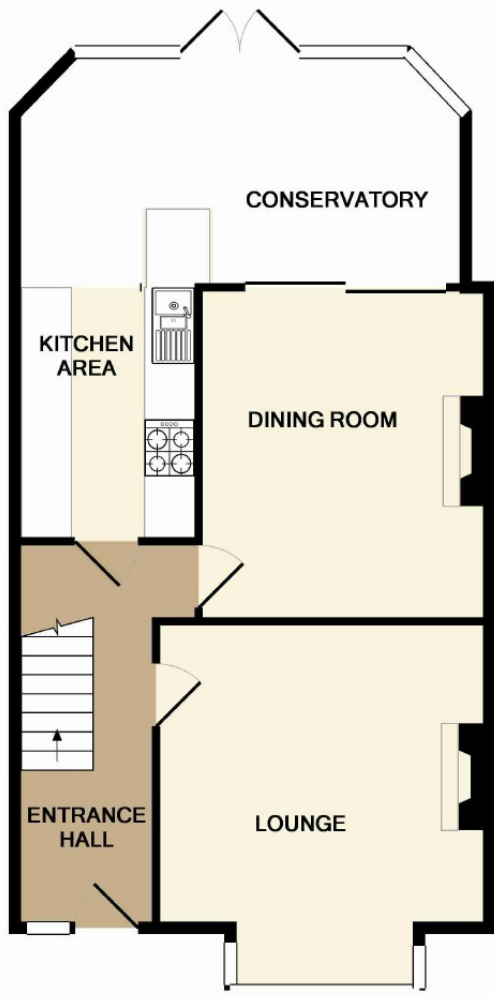


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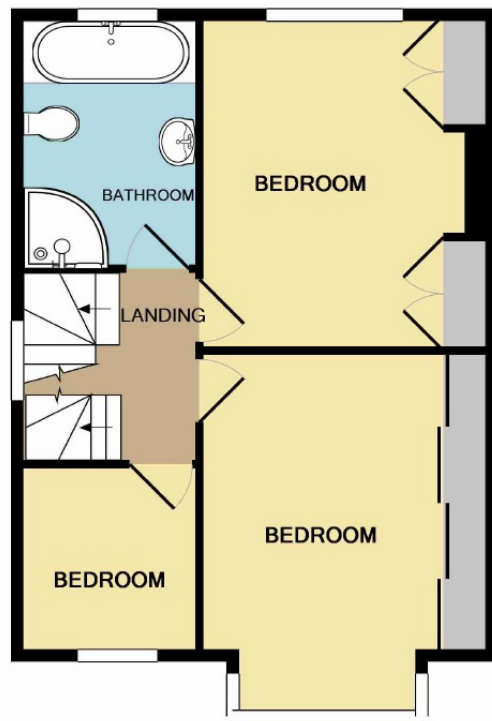


Please contact the branch for a complete copy of the EPC document

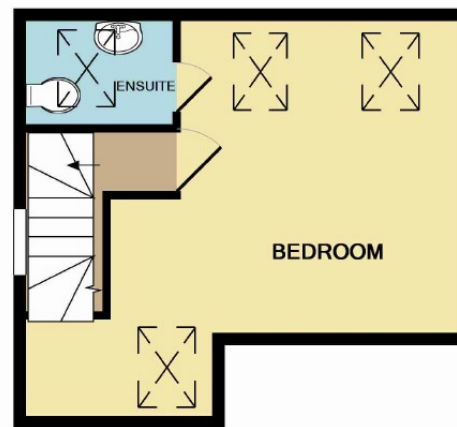




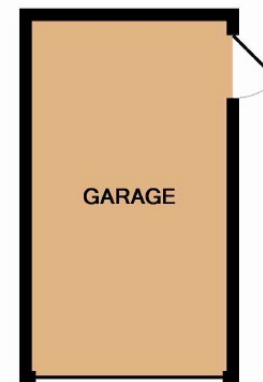
GROUND FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(60.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)



DETACHED GARAGE
APPROX. FLOOR
AREA 116 SQ.FT.
(10.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.6 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 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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