



Bromley BR2
£489,950

jdm
ESTATE AGENTS

Description:

A beautifully presented four bedroom terraced house situated in the stylish and modern Trinity Village development at Bromley Common.

The property is set over three floors and offers a great flexible living space. To the ground floor is a bedroom, shower room, utility room and a kitchen/dining room leading to the garden.

On the first floor is a good sized living room and double bedroom, whilst on the top floor is the master bedroom with en suite shower room, a guest bedroom and a family bathroom.

To the rear is a well laid out garden providing two patio areas, a lawn area and a storage shed. The property also benefits from an allocated parking space and although this is a freehold property there is a maintenance charge of approximately £89.01 twice a year for the development.

The property is ideally located for local schools.



Directions: From Bromley South head down the High Street, across the traffic lights onto Masons Hill, right at the next lights continuing along Masons Hill, across the next lights onto Bromley Common then right at the roundabout by The Crown pub, and right into Trinity Village.

The property is at the far end of the development so continue along Mackintosh Grove, left into Hawkmoor Grove, right into Renwick Drive.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



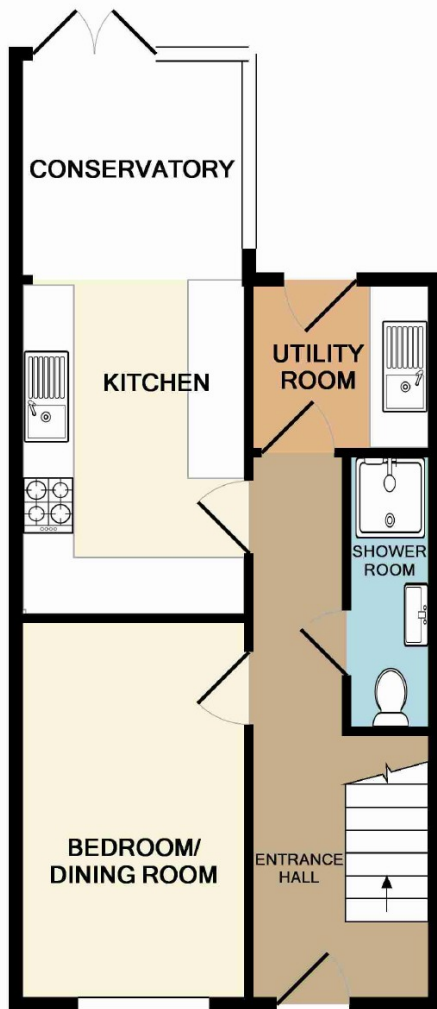
Room Dimensions:

Entrance Hall	
Bedroom Four	13'3 max x 8'1 max
Shower Room	9'6 max x 2'8 max
Utility Room	6'3 max x 6'2 max
Kitchen/Dining Room	20'3 max x 8'1 max
Landing	
Living Room	14'8 max x 13'6 max
Bedroom Three	11'10 max x 7'10 max
Landing	
Family Bathroom	6'11 max x 5'7 max
Guest Bedroom	12'1 max x 9'7 max
Master Bedroom	12'8 max x 8'9 max
En Suite	5'6 max x 5'2
Garden	32'3 max x 16'4 max
Allocated Parking Space	

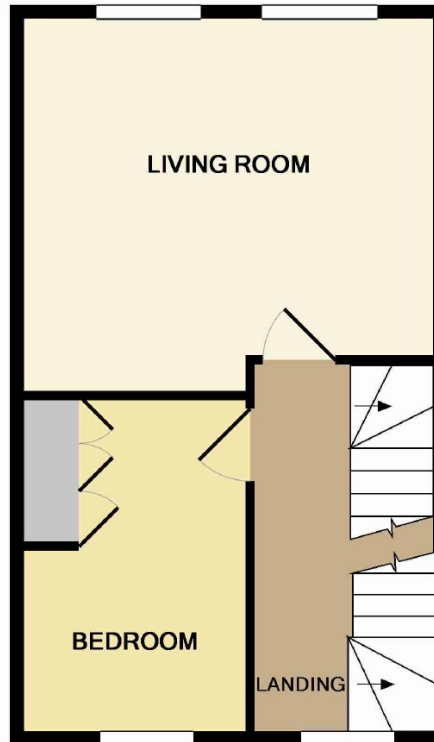


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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

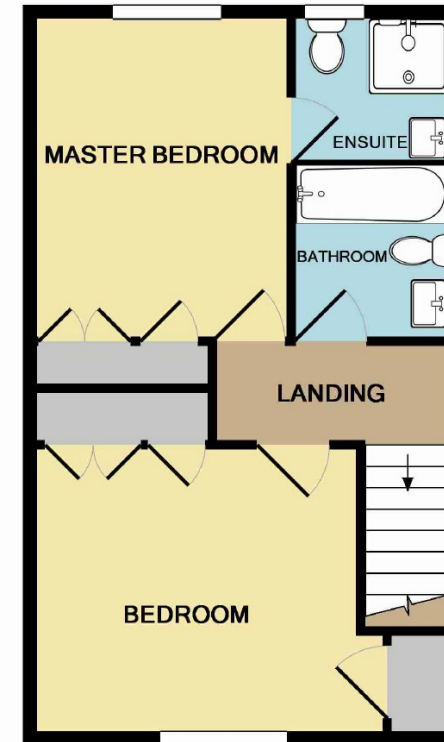
Please contact the branch for a complete copy of the EPC document



GROUND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.8 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.

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