



Bromley BR1  
Guide price £775,000

**jdm**  
ESTATE AGENTS

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**Description:**

Guide Price £775,000

An immaculately presented five bedroom detached house positioned on a larger than average corner plot.

Having been updated by the current owners to a very high standard this property offers a spacious and stylish family home with the benefit of a double garage, off street parking and is ideally located for Elmstead Woods Station and Bromley town centre.

Accommodation is well laid out over three floors. To the ground floor is a large open plan triple aspect kitchen dining room fitted with a full range of modern white wall and base units including a breakfast bar. The L shaped living room opens onto the well maintained rear garden. A cloakroom and ample storage cupboards complete the accommodation on the ground floor. To the first floor are four good sized bedrooms, bedroom two has an en suite bathroom in addition to the stylish family bathroom.

The loft has been converted to provide a fantastic loft suite consisting of a master bedroom with juliette balcony, a bathroom with bath, wc, washbasin and separate shower. There is also a separate room providing a dressing area.



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**Directions:** From Elmstead Woods station turn right into Elmstead Lane and at the roundabout turn right into Sundridge Park Avenue proceed along and Romney Drive can be found on the right hand side, the property is also found on the right hand side of the road

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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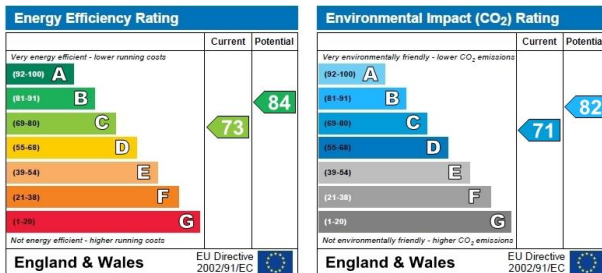


**Room Dimensions:**

Entrance Hall	19'11 max x 5'11 max
WC	5'2 max x 3'3 max
Kitchen/Dining Room	19'10 max x 9'6 max
Living Room	20'0 max x 13'8 max
Landing	
Bedroom Two	12'98 max x 10'0 max
Ensuite Bathroom	6'9 max x 5'10 max
Bedroom Three	9'8 max x 9'8 max
Bedroom Four	9'10 max x 9'8 max
Bedroom Five	13'8 max x 6'10 max
Family Bathroom	6'9 max x 6'0 max
Loft Suite	
Master Bedroom	13'11 max x 13'4 max
Master Bathroom	15'6 max x 9'4 max
Dressing Area	9'2 max x 4'2 max
Garden	32'2 max x 29'2 max
Garage	18'7 max x 15'9 max

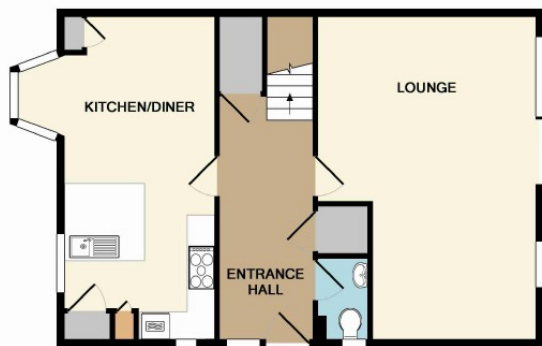


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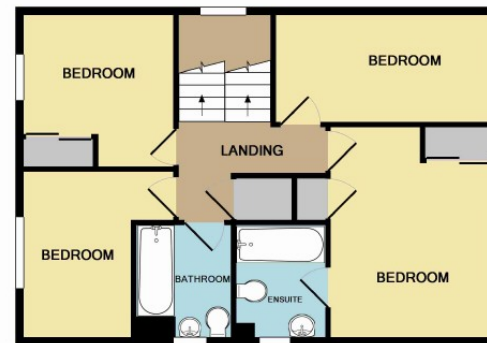
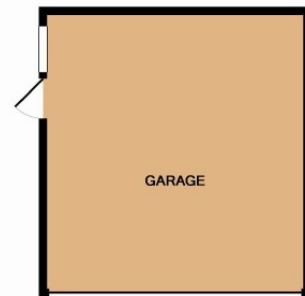


Please contact the branch for a complete copy of the EPC document

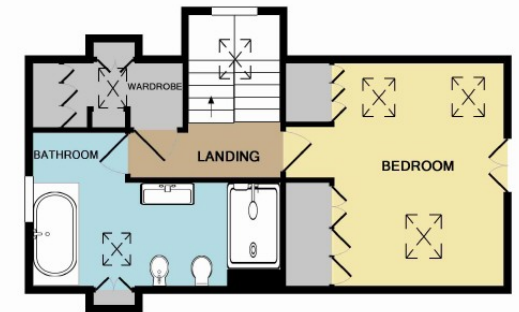




GROUND FLOOR  
APPROX. FLOOR  
AREA 858 SQ.FT.  
(79.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1852 SQ.FT. (172.1 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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