



## 151 Farmfield Road, Bromley, BR1 4NE Offers in excess of £360,000

Located in the area of Bromley, this end-terrace house presents a reception room, kitchen and bathroom. To the first floor are two bedrooms and a bathroom.

This property is attractively priced to achieve a quick sale.

Residential Farmfield Road is a stones throw from Bromley Road offering bus links (including night buses) into Bromley town centre (just a 1.5 mile walk) and various stations towards Bromley or Lewisham. A selection of primary schools are within 1.5 miles, while leafy parks, a leisure centre (with pool), shops & transport links are all within half a mile. The property is just a 0.8 mile walk from Beckenham Hill station and 1.4 miles from Grove Park station. Both stations are Zone 4 however on different lines: Grove Park offers direct trains into London Bridge, Charing Cross, Waterloo East & Cannon Street in as little as 14 minutes while Beckenham Hill offers direct trains into Elephant & Castle and Blackfriars in as little as 20mins. Early viewing is advised to avoid disappointment!

Call us today to book a viewing.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

