



## Phoenix Drive

Keston, Bromley, Kent BR2 8HS

*An extremely spacious 3 bedroom detached family home*



## Phoenix Drive

Guide Price £675,000 - £695,000

**CHAIN FREE**

Close to Ravenswood School.

An extremely spacious 3 bedroom detached family home located in a lovely cul-de-sac a short distance from Locksbottom with Bromley and Orpington high streets a little further.

Although in need of some updating the property offers light and airy accommodation and boasts potential to extend, subject to the usual permissions being obtainable.

To the side there is a handy tandem garage with access from the front and back and to the rear there is a lovely approximate 55 ft West facing garden with side access.

Must be viewed.

- 3 Good sized bedrooms
- Double aspect sitting room
  - Open plan kitchen
  - 4 Piece bathroom
  - Downstairs w.c.
  - Gas central heating

- Double glazing
- Tandem garage
- Approx 55ft garden
  - Own driveway
  - Cul-de-sac
  - Chain free

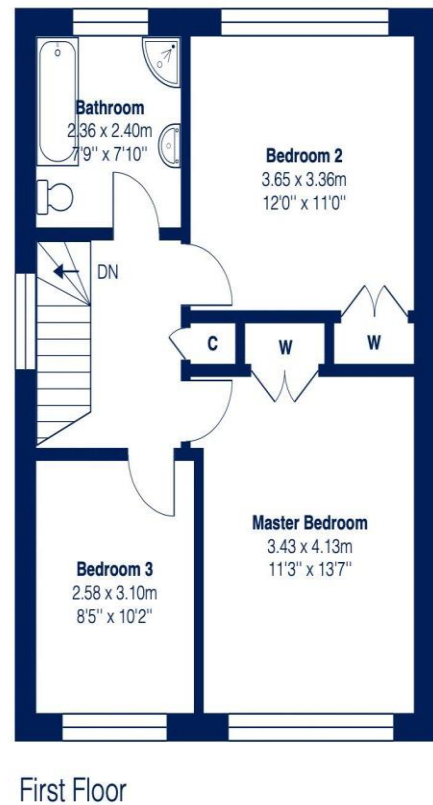
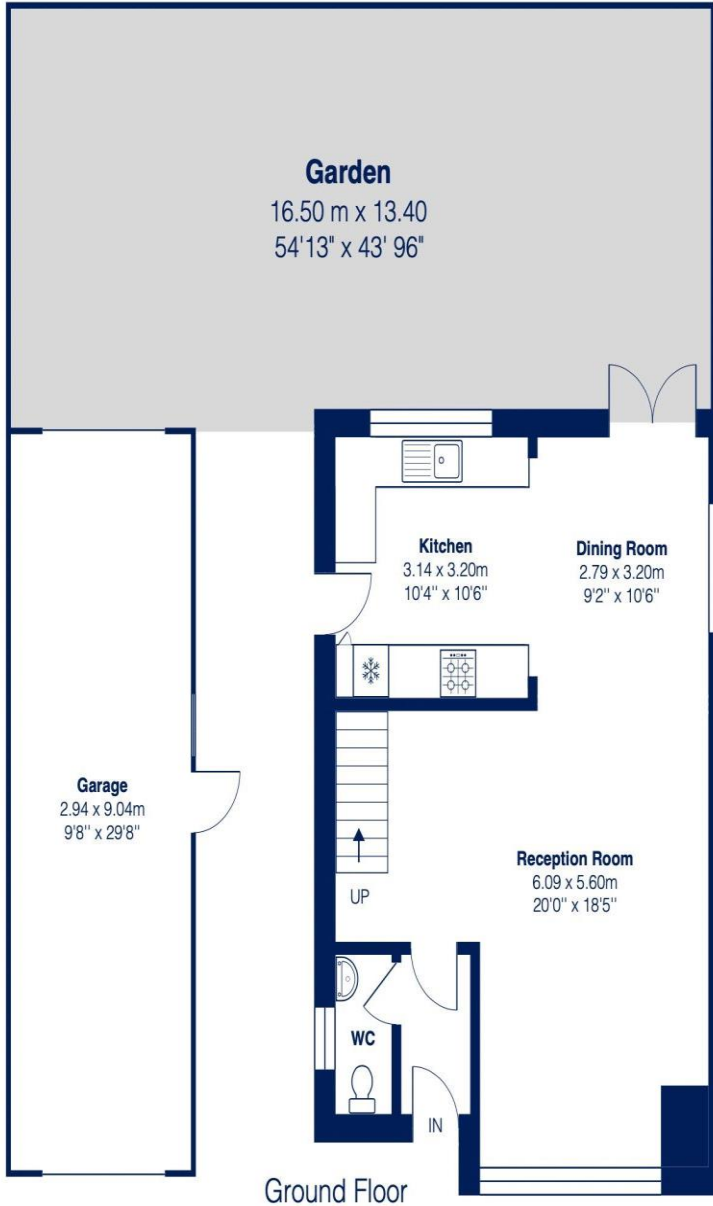




# Phoenix Drive BR2

Total Area: 104.3 m<sup>2</sup>.. 1123 ft<sup>2</sup>(excluding garage and garden)

Garden Area: 221.1 m<sup>2</sup>.. 725.39 ft<sup>2</sup>(approx)



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.

B2139 Ravensworth 01670 713330



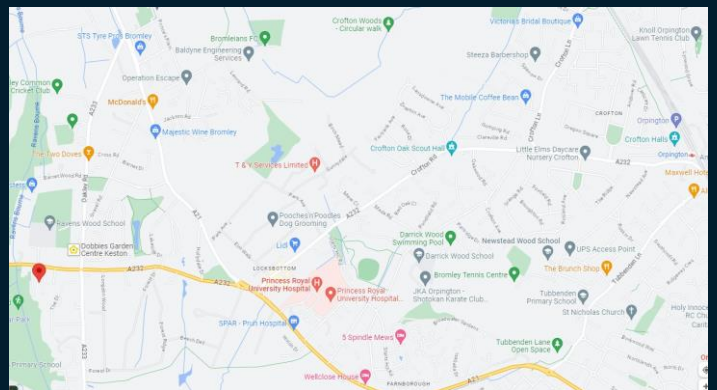
**Additional Information**

**Council Tax Band: F**

**Location: ORPINGTON**

**Viewing: Via Browne Estates**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		35
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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