

Estates

# Browne

**B**  
**E**

SALES & LETTINGS



## **Albert Road**

Bromley, Kent BR2 9PT

*A newly refurbished 2 double bedroom semi-detached Victorian home*



## Albert Road

Guide Price £500,000 - £525,000

Chain free.

A newly refurbished 2 double bedroom semi-detached Victorian home located in a sought after street ideally positioned for Chatterton Village with its array of shops and restaurants and local 'watering holes'.

Having recently been re-furbished this light and airy neutrally decorated home boasts a new superb open plan style kitchen/breakfast room with granite topped worktops with central island and direct access to the new patio and large rear garden.

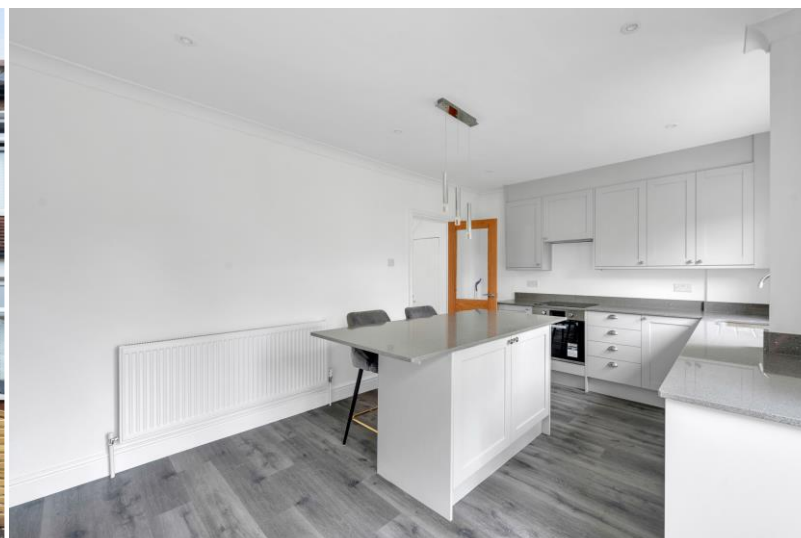
There is also a comfortable separate sitting room to the front. Upstairs there are 2 good sized bedrooms, the main one having a built in double wardrobe with drawers, and a luxurious 3 piece bathroom suite with shower and folding glass screen.

Further benefits include new double glazing, downlighters, new internal doors and contemporary flooring, rear shed and side access.

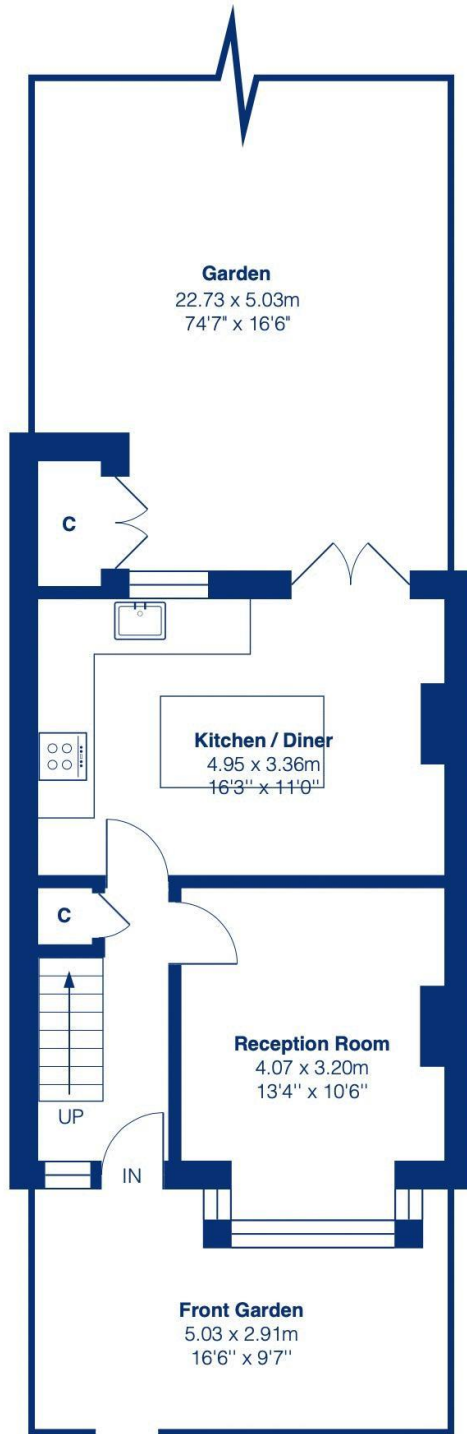
Bromley South Train Station and Town Centre are also a short bus ride away, with bus services at Bromley Common. A variety of schools are also within the vicinity. Keys with us.

- 2 double bedrooms
- Open plan kitchen/breakfast room
- Separate lounge
- 1st floor bathroom
- Built in wardrobes

- New double glazing
- Newly refurbished.
- Large garden and new patio
- Chatterton Village
- Chain free





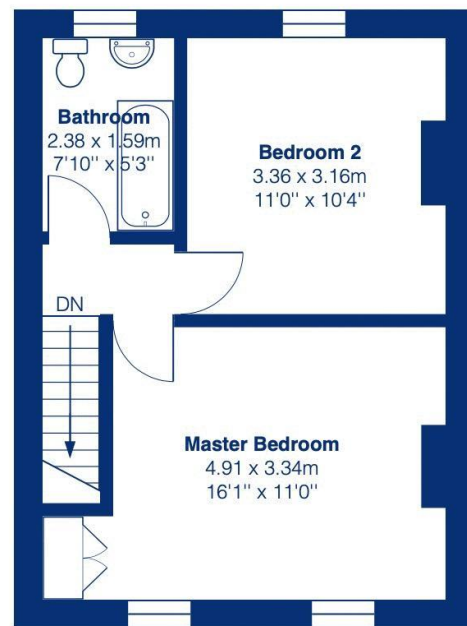


Ground Floor



## Albert Road BR2

Total Area: 70.0 m<sup>2</sup>... 754 ft<sup>2</sup>



First Floor



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.



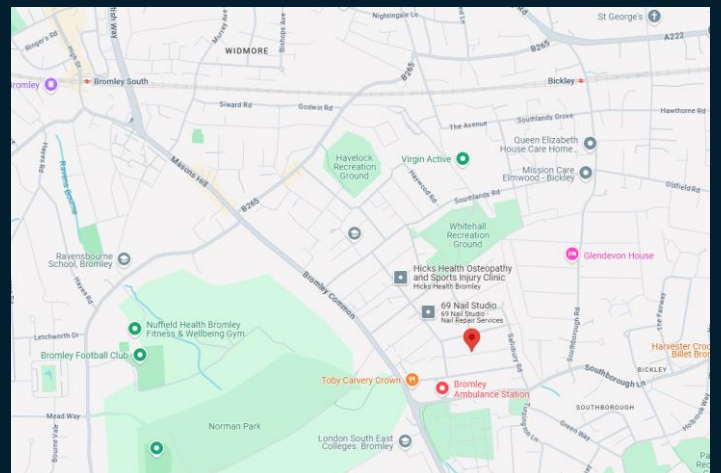
## Additional Information

Council Tax Band: D

Location: BROMLEY

Viewing: Browne Estates

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 81        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 43                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



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