



## Nightingale Lane

Bromley, Kent BR1 2SG

*A handsome and beautifully presented 1930's 3 bedroom semi detached home*



## 99 Nightingale Lane

Offers in Excess of: £785,000

A handsome and beautifully presented 1930's three bedroom semi detached home ideally located on the highly sought after Palace Estate.

Having been thoughtfully extended downstairs this stunning home now boasts an extra office/playroom to the front, downstairs shower room with wc and a 19.6' breakfast room with sliding patio doors leading directly on to the gorgeous Indian sandstone patio with views over the 108' south/south west facing garden.

Downstairs, to complete the picture, there is also a well fitted kitchen and two large bright double aspect interconnecting reception rooms.

Upstairs there are three bedrooms, two with built in wardrobes, and a contemporary style bathroom suite with separate wc. There is also private parking to front.

Many good schools to include Bickley Primary, St. George's, La Fontaine, Bullers Wood (Girls and Boys), Bickley Park, Bromley High, Scotts Park; are also within walking distance.

Bromley town centre with The Glades shopping centre, two cinemas, The Churchill Theatre, restaurants and bars are within 3/4 mile. Bickley and Bromley South stations with fast services to London (Victoria, Blackfriars and Waterloo) are within 3/4 mile.

- 3 bedrooms
- 2 interconnecting reception rooms
  - Kitchen/19' breakfast room
  - Bathroom with separate wc
- 2nd downstairs wc and shower room

- Playroom/study
- 108' south facing garden
- Private parking
- Ideal for local schools
- Palace Estate location

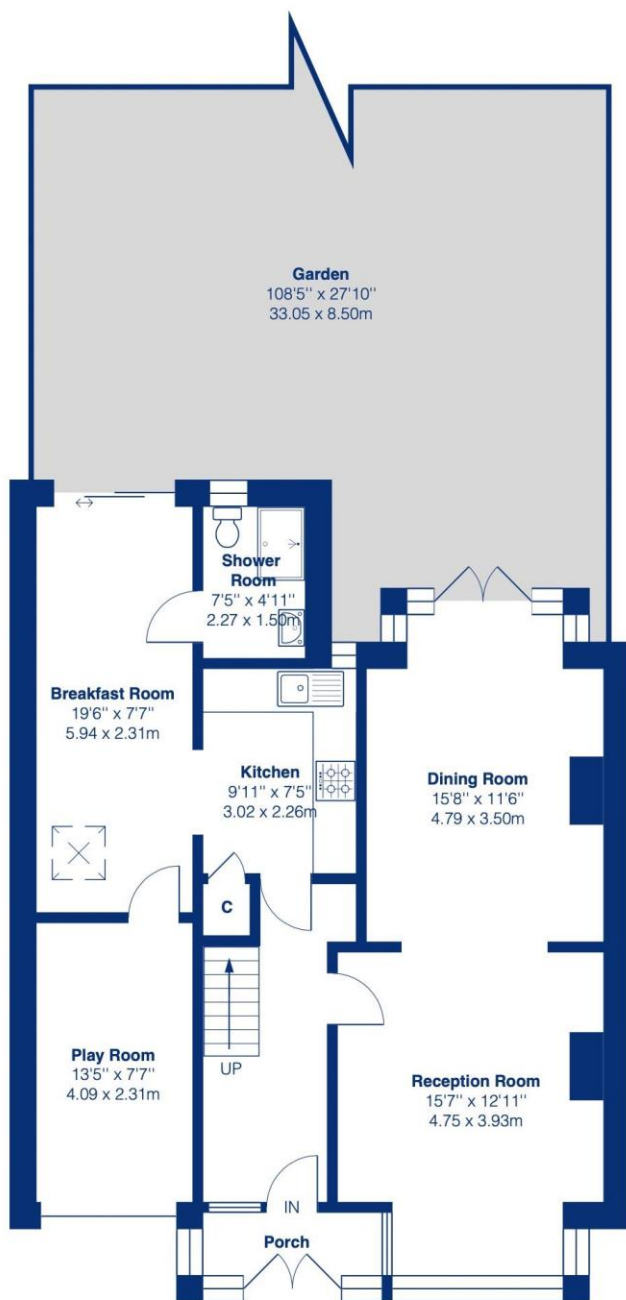




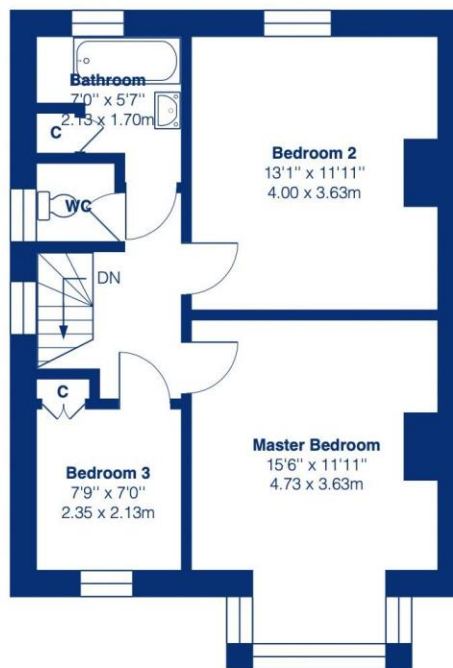


# Nightingale Lane, BR1

Approximate Gross Internal Area = 1409 sq ft / 130.9 sq m



Ground Floor



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.  
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## 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.



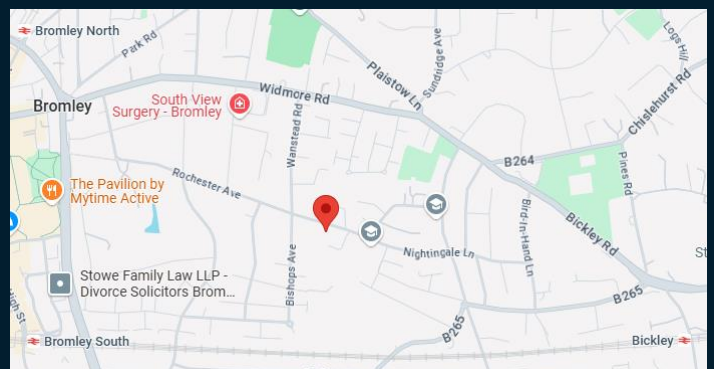
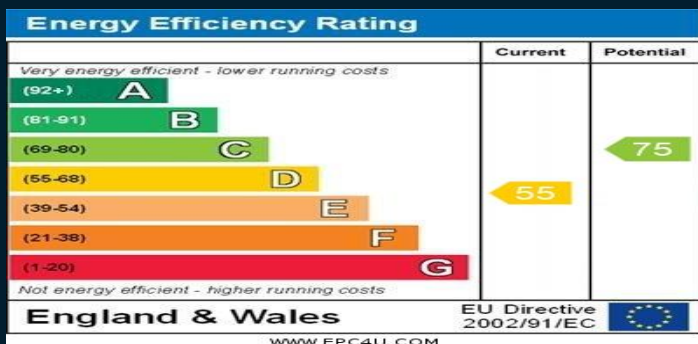
## Additional Information

Council Tax Band: E

EPC Rating: D

Location: Bickley

Viewing: Via Browne Estates



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