

Estates

# Browne

**B**  
**E**

SALES & LETTINGS



## Magpie Hall Lane

Bromley, BR2 9EA

*A realistically priced 3 bedroom semi-detached home*



# Magpie Hall Lane

Offers in the region of: £525,000

Chain Free.

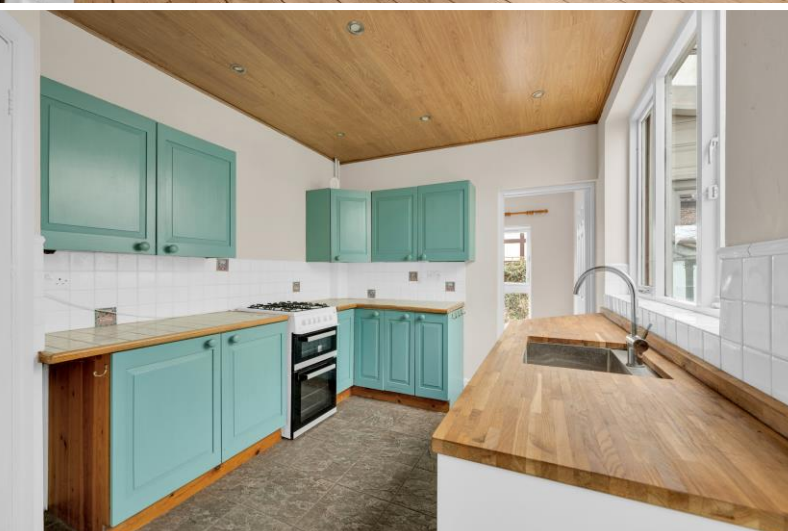
A realistically priced 3 bedroom semi-detached home located just a short walk from local shops at 'The Fairway' in Bickley.

Although in need of updating the property benefits from a full width rear extension, a large lean to from the kitchen, downstairs wc and a handy loft room to the 2nd floor. Outside there is an easy to maintain patio garden and off road parking to the front.

Petts Wood and Bickley railway stations are also within easy reach.

- 3 Bedrooms
- Loft room
- 2 Reception rooms
- Downstairs wc
- Kitchen with leanto
- Family shower room

- Separate wc
- Gas central heating
- Patio garden
- Parking to front
- Chain free
- Close to shops

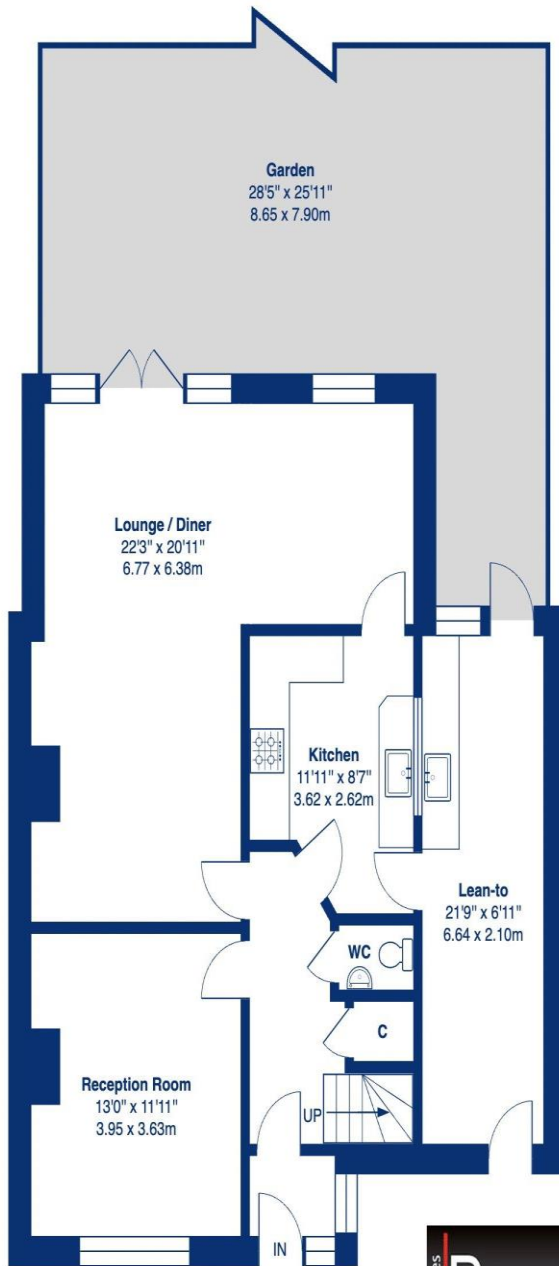






## Magpie Hall Lane, BR2

Approximate Grsos Internal Area = 1654 sq ft / 153 sq m



Ground Floor



Second 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.

B2139 Ravensworth 01670 713330



## Additional Information

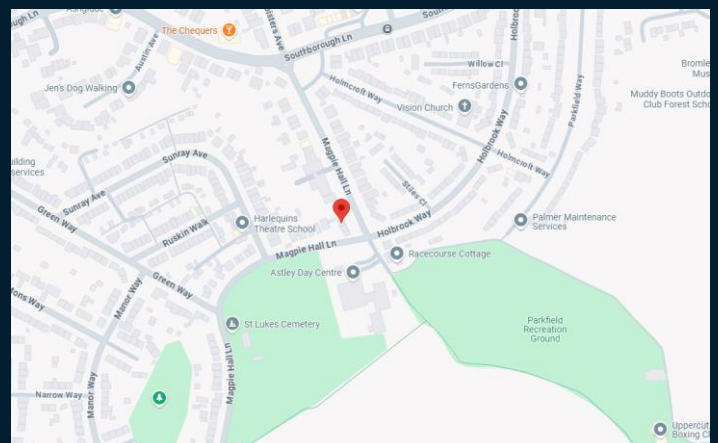
**Council Tax Band: E**

**EPC Rating: TBC**

**Location: Bromley**

**Viewing: via Browne Estates**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
www.epc4u.com		



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