



Racecourse Cottage, Magpie Hall Lane, BR2 8ED  
Offers In Excess of £1,000,000

## Racecourse Cottage 37a Magpie Hall Lane, Bromley, BR2 8ED

- Rarely Available Family Home
- 4 Bedrooms & 3 Bathrooms
- Thru Lounge & Fitted Kitchen
- Secluded Garden & Off Road Parking
- Excellent Location With Convenient Access to Bromley



Edmund are delighted to welcome this charming detached cottage located on this envious position in this sought-after area of Bromley. This delightful property offers a spacious reception room to the front, a fitted kitchen & access on to a secluded garden. Over the middle and top floors there are 4 bedrooms and three bathrooms.

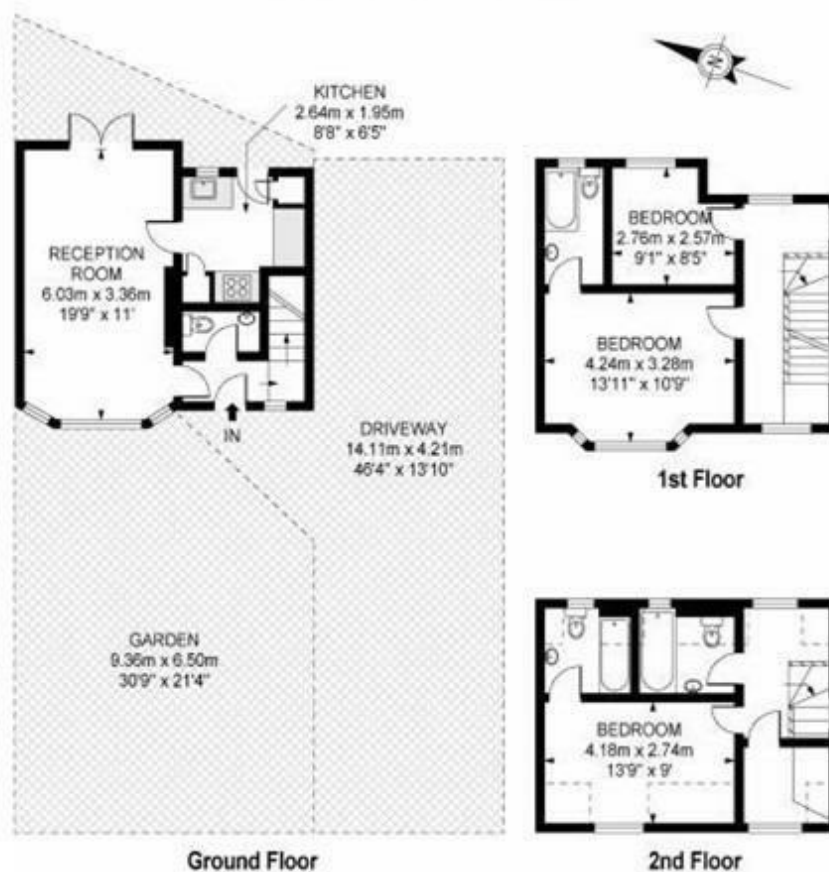
Don't miss out on the opportunity to make this house your home. With its ideal location, ample space, and modern amenities and access to a host of good local schools, this property is sure to tick all the boxes for anyone looking for a comfortable and stylish place to live. Contact us today to arrange a viewing.

## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Racecourse Cottage



APPROX GROSS INTERNAL FLOOR AREA 1062.93 SQ FT - 98.75 SQ M

**IMPORTANT NOTES:**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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

01689 819991

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