



1 Almond Way, Bromley, BR2 8DR
£525,000

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- Three Bedroom Semi-Detached Family Home
- Extended to Rear and Side
- Garden Room
- Multiple Off Road Parking
- Open Plan Lounge - Kitchen/Diner
- Great Location Between Petts Wood & Bromley

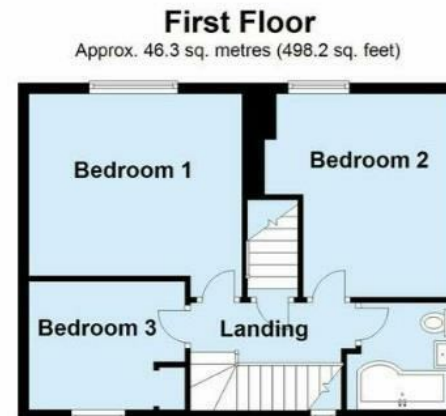


Located between Bromley & Petts Wood is this sizable semi-detached family home, which has been extended to offer a fantastic amount of accommodation. The property is set on a wider than average plot with extensive off road parking the front. There is a flowing lounge which leads to the kitchen/diner, then to another reception and utility room. The first floor has three bedrooms and a family bathroom. To the rear the sellers have installed a garden room, which offers a double bedroom, shower room and living room. This property is set in a great location for access to Petts Wood, mainline station and a number of local schools, it really has to be viewed in person to appreciate the accommodation on offer.

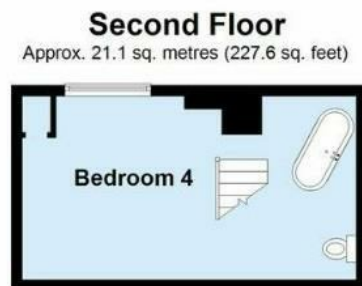
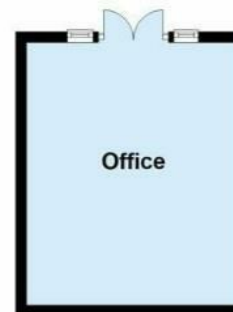
Viewing

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.





Outbuilding
Approx. 19.4 sq. metres (209.0 sq. feet)



Total area: approx. 182.4 sq. metres (1962.9 sq. feet)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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