









Merlin Gardens, Bromley, BR1 5JH £385,000

APX Properties is delighted to present to the market this immaculate two double-bedroom mid-terraced family home. Set on the quiet Cul-De-Sac of Merlin Gardens. In good condition throughout and benefiting from fantastic living space via the large lounge and kitchen/dining room with a beautiful conservatory. Upstairs boasts two double bedrooms, a walk-in wardrobe, and a family bathroom. Further benefits include a fantastically sized rear garden and just a short walk to Grove Park Station!

- \*Located in a Quiet Cul-De-Sac
- \*Good Condition Throughout
- \*Ideal for First Time Buyers
- \*Two Double Bedrooms
- \*Walk in Wardrobe
- \*Short Walk to Grove Park Station
- \*Perfect Family Home
- \*Fantastic Living Space
- \*Large Rear Garden
- \*Conservatory





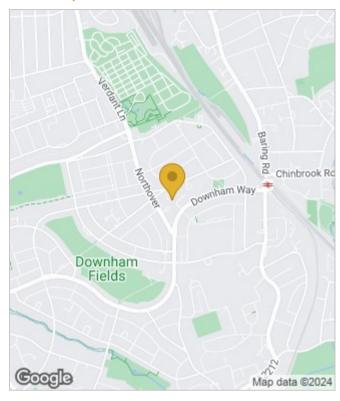


## Floor Plans

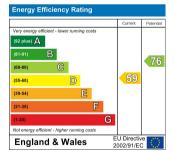
## Merlin Gardens BR1 Conservatory 3.51 x 3.28m Total Area: 77.1 m<sup>2</sup>... 830 ft<sup>2</sup> 11'6" x 10'9' Bathroom Kitchen 2.97 x 2.53m Bedroom 2 9'9" x 8'4" 3.41 x 2.98m 11'2" x 9'9" Reception Room 3.94 x 3.88m Master Bedroom 12'11" x 12'9" Wardrobe 3.28 x 3.05m 3.05 x 1.50m 10'0" x 4'11" 10'9" x 10'0" First Floor Ground Floor This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.

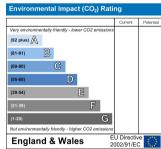
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## Area Map



## **Energy Performance Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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