



homezone

£550,000 Freehold

**10b Warren Avenue
Shortlands**

Bromley, BR1 4BS

- SEMI DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- IMPRESSIVE 23' THROUGH LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- INTEGRAL GARAGE
- DELIGHTFUL GARDENS
- DRIVEWAY TO FRONT
- CHAIN FREE SALE
- EPC - BAND E



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A beautifully presented four bedroom semi detached house located within a popular residential road around half a mile from Shortlands Village.

The property provides great access to local stations, being just a few minutes from Ravensbourne, with train links to Denmark Hill and London Blackfriars. Shortlands station also provides services to London Victoria. Bromley town centre, along with The Glades retail centre, is also within easy reach.

Internally, the accommodation comprises a good sized entrance hallway, an impressive 23' through lounge, modern fitted kitchen and integral garage. Upstairs, there are four well proportioned bedrooms plus a good size family bathroom featuring a separate shower cubicle.

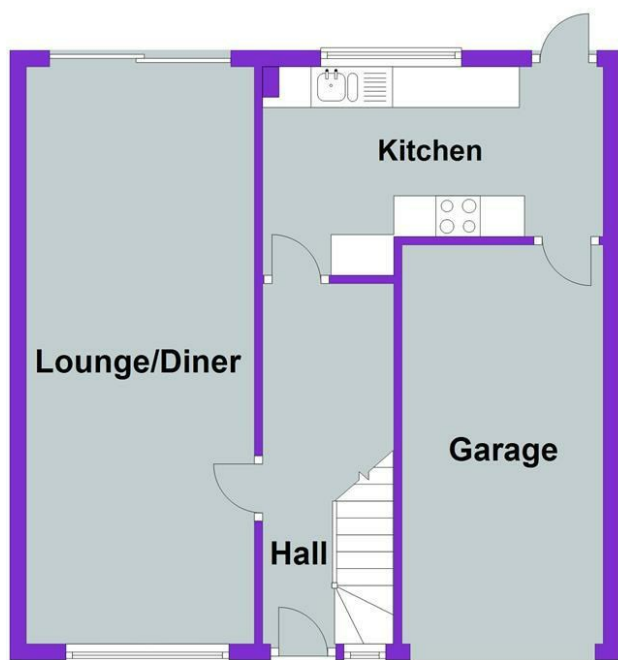
Outside, the rear garden is a particular feature of the property. Extending to 100'+ and providing a high level of privacy, the garden provides a large area of lawn and is well stocked with numerous specimen plants providing a quite delightful setting. There is a full width paved patio and seating area adjacent to the house which offers complete seclusion.

To the front, the property is set back from the road with an attractive front garden and private driveway providing off street parking.



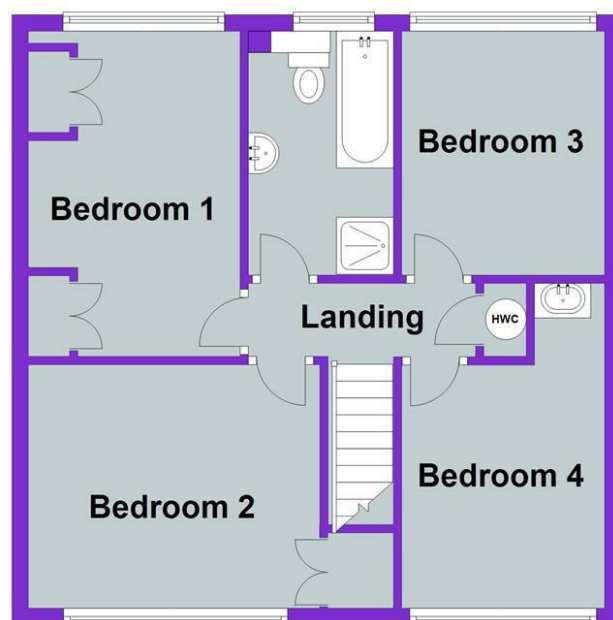
Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

COVERED PORCH

Outside light.

ENTRANCE HALLWAY

15'1 x 5'2 (4.60m x 1.57m)

Part double glazed front door, Cherry wood strip flooring, radiator, stairs to first floor.

LOUNGE

23' x 9'1 (7.01m x 2.77m)

Double glazed sliding doors to rear leading to patio, large double glazed window to front, Cherry wood strip flooring, radiator, serving hatch to kitchen.

KITCHEN

13'9 x 8'3 (narrowing to 6'9) (4.19m x 2.51m (narrowing to 2.06m))

Double glazed window to rear plus double glazed door to rear. fitted with a comprehensive range of wooden effect wall and base units with worktops to two walls, inset stainless steel sink unit, built-in electric oven and hob and extractor hood, integrated dishwasher and fridge, space and plumbing for washing machine, Cherry wood strip flooring, door to garage.

FIRST FLOOR LANDING

Access to loft space via fitted loft ladder (loft partly boarded and with light), built-in airing cupboard with hot water cylinder.

BEDROOM 1

13'2 x 8'8 (4.01m x 2.64m)

Double glazed window to rear, radiator, fitted wardrobes/units to one wall.

BEDROOM 2

11'9 x 9'7 (3.58m x 2.92m)

Double glazed window to front, radiator, useful built-in double wardrobe.

BEDROOM 3

10' x 8'2 (3.05m x 2.49m)

Double glazed window to rear, radiator.

BEDROOM 4

9'8 x 8'2 (2.95m x 2.49m)

Double glazed window to front, radiator, wood laminate flooring, built-in recess housing fitted wash basin with storage unit under.

BATHROOM

Double glazed window to rear, fitted with a white

suite comprising panelled bath with mixer tap, fitted corner shower cubicle with electric shower, pedestal wash basin, fully tiled walls, varnished floor boards, radiator, extractor fan.

GARAGE

16' x 8'2 (4.88m x 2.49m)

Up & over door to front, door to kitchen, light and power, fitted shelving.

GARDEN

approx 100' x 25' (approx 30.48m x 7.62m)

A delightful garden providing an high level of seclusion. Large area of lawn with well established borders featuring numerous specimen shrubs and scented roses. Gravelled seating area to rear, timber shed. Full width sandstone paved patio and steps leading to lawn, red cedar panelling, outside tap, outside lighting.

DRIVEWAY

Driveway to front providing off street parking, attractive and well stocked front garden.

COUNCIL TAX

London Borough of Bromley - Band E.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.