



Total area: approx. 80.9 sq. metres (871.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
59	
England, Scotland & Wales	EU Directive 2002/91/EC

## Moorcroft Gardens | Bromley | BR2

Offers in excess of £475,000

- Attractive end-of-terrace house
- Lounge/diner & conservatory
- South-facing rear garden
- Convenient and popular location
- 2 double bedrooms (with fitted wardrobes)
- Ground floor W.C
- Garage and allocated parking
- No onward chain



Offers in excess of £475,000



Kenton are delighted to present this attractive 2 bedroom end-of-terrace house, conveniently-situated in a coveted and popular development. Internally, to the ground floor, the property comprises; a fitted kitchen to the front, an ample-sized lounge/diner which in turn opens onto a double glazed conservatory built on a brick-base (and which also features a radiator), as well as the added benefit of a ground floor cloakroom with W.C. To the first floor you will find two double bedrooms (both of which feature fitted wardrobes) in addition to a family bathroom. Throughout, whilst objectively the property would benefit some some general modernisation, the property is presented in both good condition and neutral decorative order throughout. Externally, there is an attractive south-facing rear garden which features both patio and traditional lawn areas and mature shrubs. Furthermore, there is also a garage (which incidentally can be accessed via both the front and via the rear garden) in addition to allocated parking for two vehicles. Moorcroft Gardens is conveniently-situated, with an extensive range of; transport links, popular schools and general amenities within close proximity. Namely, Bickley Station is situated less than 1 mile away and provides direct and frequent services into Central London. The reputable Bishop Justus School COFE School (currently rated Ofsted "Good") is also nearby as well as the popular Southborough Primary School (again, currently rated Ofsted "Good"). A range of handy shops and facilities can be found a mere few minutes' walk away, with Bromley High Street and its extensive amenities further afield yet also easily-accessible. Moorcroft Gardens is a secluded close and relatively modern development (circa 1994) with just a dozen or so neighbouring properties. Offered to the market with the benefit of no onward chain.

## Moorcroft Gardens, Bromley, BR2



### Entrance Hall

UPVC front door, staircase to first floor, radiator, fitted carpet.

### Kitchen

11'6" x 6'2" (3.50m x 1.87m)  
Double glazed multi-pane window to the front, range of matching wall and base units, cupboards and drawers, extensive working surfaces with splashback tiling, stainless steel sink unit with mixer tap, integrated fridge/freezer, space for electric cooker with extractor hood over, plumbing for washing machine, laminated wood flooring.

### Lounge/Diner

14'9" x 12'2" (4.49m x 3.72m)  
Double doors to the rear (leading to the conservatory), gas fireplace with stone surround, radiator, coved ceiling, fitted carpet.

### Conservatory

12'4" x 10'8" (3.77m x 3.25m)  
Double glazed conservatory on a raised brick base, double glazed doors to the side, radiator, fitted carpet.

### Landing

Airing cupboard housing hot water cylinder, fitted carpet.

### Bedroom 1

10'3" x 9'11" onto wardrobes (3.13m x 3.03m)  
Double glazed multi-pane window to the rear, range of built-in wardrobes, radiator, coved ceiling, fitted carpet.

### Bedroom 2

9'10" x 9'11" onto wardrobes (2.99m x 3.03m)  
Double glazed multi-pane window to the front, range of built-in wardrobes, radiator, coved ceiling, fitted carpet.

### Bathroom

6'6" x 5'10" (1.97m x 1.77m)  
Double glazed frosted multi-pane window to the side, fully tiled walls, panelled bath with mixer tap and shower extension, low-level WC, wash hand basin, radiator, laminated wood flooring.

### Rear Garden

Well maintained South-facing I-shaped rear garden with patio area, traditional lawn, flowerbeds and borders with mature shrubs and trees, access to side via gate, access to garage.

### Front Garden

Mature shrubs and flowerbeds, driveway for 1 car plus further parking spaces for 2 vehicles.

