



ESTATE AGENT



## Broadlands Road

Bromley, BR1 5DE

Guide price £550,000

\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\*

Located in a pleasant tree lined street is this three-bedroom semi-detached family home in need of updating with the potential for a rear and loft extension (subject to obtaining all the necessary consents)

This three-bedroom semi-detached home has been owned by the current family for the past 55 years. The property is arranged over two floors and offers the scope for someone to put their own stamp on to the property. The accommodation comprises: entrance hall, a 14'10" by 11'7" living room with bay window, a 14'2" by 10'10" rear facing dining room offering direct access to the garden, and separate kitchen. Upstairs there are three bedrooms as well as a fully tiled shower room and WC. Outside to the front, there is potential for a driveway to provide off street parking, and to the rear, a 100ft (approx) south-east facing garden, mainly laid to lawn with mature flower bed borders, patio area, pond and detached garage with rear vehicle access. Other benefits include double glazing throughout and gas central heating with radiators in most of the rooms.

The property is situated on the edge of the highly sought-after "Links Estate" in Plaistow, Bromley. A short walk to Burnt Ash Parade and Kings Meadow playing fields, and is located just 0.3 miles from Grove Park Station (Zone 4) providing fast and regular services into London Bridge in just 16 minutes. There is an excellent choice of highly regarded local schools, such as Burnt Ash, Parish and Scott Park Primary schools. Viewings come highly recommended for this chain free, "blank canvas", freehold property, call BR Estate Agent today to arrange. EPC Rating D

### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

- Chain-free
- Three Bedrooms
- Two reception rooms
- 971 Sq ft
- Potential for off street parking
- 100ft (approx) south-east facing garden
- Detached garage with rear vehicle access
- Double glazing throughout
- 0.3 miles from Grove Park Station (Zone 4)
- Excellent choice of highly regarded local schools



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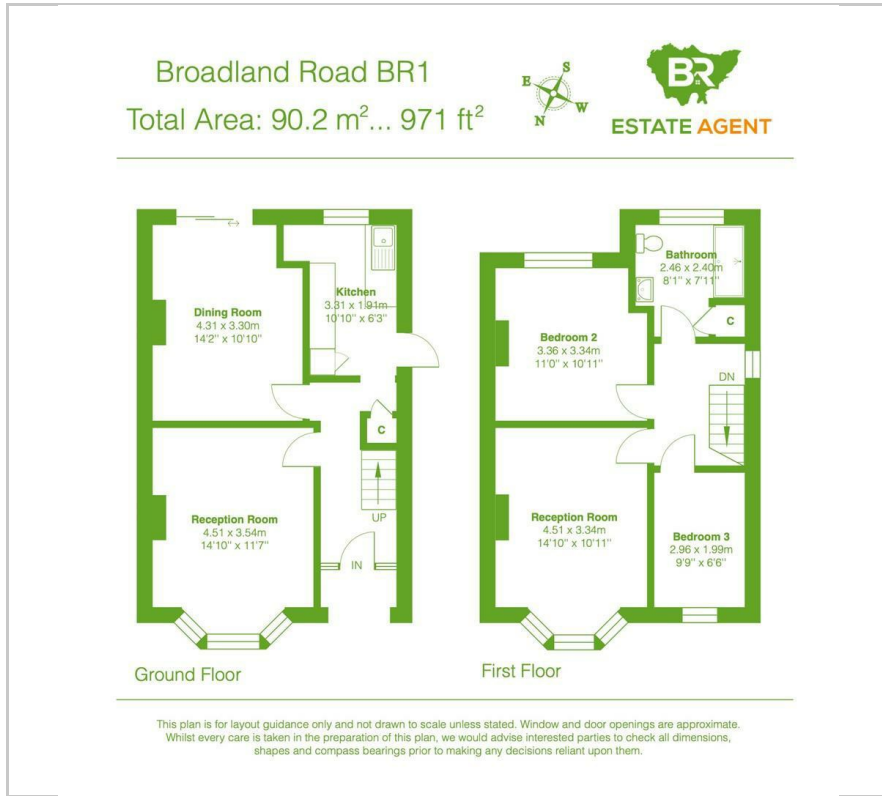
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D



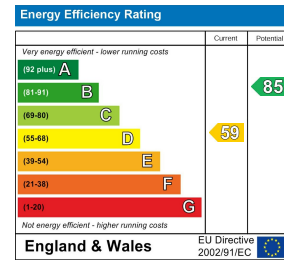
## Floor Plan



## Area Map



## Energy Efficiency Graph



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