



ESTATE AGENT



## Burnt Ash Lane

Bromley, BR1 5DJ

Asking price £700,000

Guide Price £700,000 - £725,000.

Situated on Burnt Ash Lane, Bromley, is this extended three-bedroom semi-detached family home, presented in excellent condition and offering over 1600 Sq Ft.

The property has been recently refurbished throughout. The Ground floor accommodation comprises: Entrance hallway, front facing reception room, shower room with WC and an impressive 32'5" by 20'11" modern kitchen / diner / family room, which truly is the heart of this home. There is also a separate utility room off the kitchen. Upstairs consists of two large double bedrooms, both of which have fitted wardrobes, as well as additional bedroom/study space, and a four-piece bathroom with separate shower and bathtub.

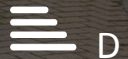
Outside there is a large driveway providing off street parking for a number of vehicles, single width garage that measures twenty-two feet long which provides useful side access. There is a 135 ft long rear garden that is west facing. Perfect for the long summer nights with the sun setting directly behind the property. The garden is mainly laid to lawn, with a generous patio and an additional hard standing area towards the very end of the garden with storage shed. Additional advantages include a fully boarded loft space that was re-insulated last year, as well as a fully installed water softener system.

Burnt Ash Lane is located a short walk from Burnt Ash Parade, hosting a selection of amenities, shops and places to eat. It

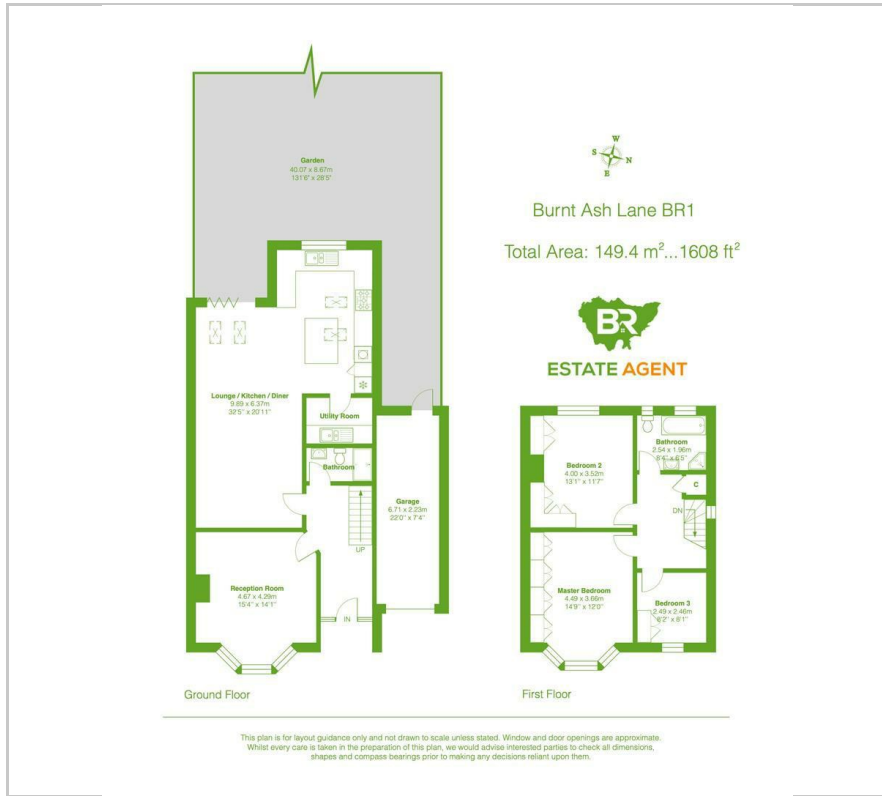
- Extended three-bedroom semi-detached
- 32'5 by 20'11 kitchen / diner / family room
- Modern Fitted Kitchen with Island
- Bi-fold Doors
- Utility Room
- Bathroom and Shower Room
- Fitted Wardrobes to Double Bedrooms
- West Facing Garden
- Ample Off Street Parking & Garage
- 0.4 miles from Grove Park Station (Zone 4)

### 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.



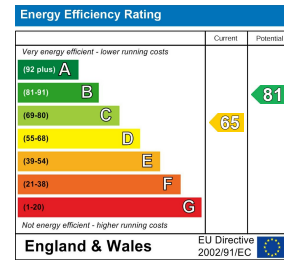
## Floor Plan



## Area Map



## Energy Efficiency Graph



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