



ESTATE AGENT



Lake Avenue

Bromley, BR1 4EN

Guide price £475,000

*** Guide Price £475,000 - £485,000 ***

Situated on a sought after residential street in Sundridge Park is this three double bedroom ground floor maisonette. Offered for sale with a share of freehold, driveway and private west-facing garden.

Occupying the entire ground floor area of this detached building, the property offers over 1,100 SqFt of accommodation, benefits from it's own front door and is presented in excellent condition. Internally, the property comprises an entrance porch, spacious hallway, three double bedrooms, en-suite shower room, additional family shower-room and separate WC. As well as a fully fitted kitchen with a range of built-in appliances, and separate rear-facing reception with feature fireplace and patio doors - offering direct access to an impressive raised patio area and 37ft long rear garden with side access gate. Other benefits include off street parking for two vehicles, double glazing throughout, gas central-heating and fitted window shutters.

Lake Avenue is conveniently located a short walk away from Burnt Ash Parade and Sundridge Park Village where you will find a selection of local independent shops, boutique cafes, gastro-pub and local park, as well as Sundridge Park Station (Zone 4) which offers links into London Bridge and London Charing Cross. The property is also within the catchment area of popular "Ofsted Outstanding" schools such as Parish CoE and Burnt Ash Primary School. Bromley High Street and The Glades shopping centre are around one mile away and reachable on foot in approximately 20 minutes. EPC Rating D.

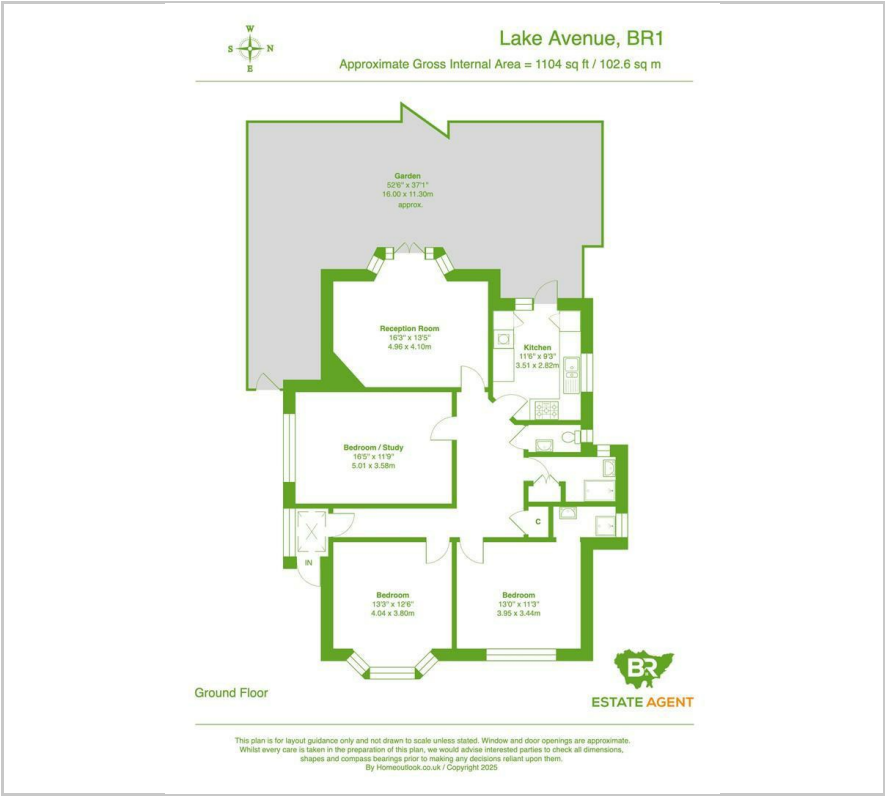
- Three Double Bedrooms
- Ground Floor Maisonette
- Share of Freehold
- Driveway for Two Vehicles
- Private West Facing Garden
- 1,100 sq ft
- Two Shower Rooms
- Rear Facing Reception Room
- Close to Sundridge Park Station (Zone 4)
- Catchment Area for "Ofsted Outstanding" Schools

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.



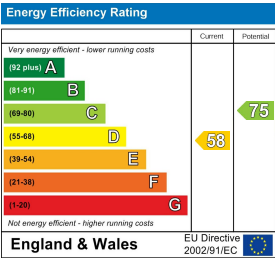
Floor Plan



Area Map



Energy Efficiency Graph



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.