



ESTATE AGENT



Camlan Road

Bromley, BR1 5LU

£385,000

Offered to the market with no onward chain, this well-maintained two double bedroom mid-terrace house presents a fantastic opportunity for buyers looking to personalise a home.

The property has been extended on the ground floor, creating a generously proportioned and versatile layout. The accommodation is centred around an impressive 23 ft long reception room, flooded with natural light and offering ample space for both living and dining areas. To the rear, the kitchen overlooks and provides access to the garden. Upstairs, there are two well-proportioned double bedrooms, both featuring fitted wardrobes, along with an upstairs shower room. The home further benefits from new carpets, double glazed windows throughout, and gas central heating, while the roof was replaced in 2013, providing added peace of mind.

Externally, the property enjoys a private driveway to the front and a well-kept rear garden that offers a pleasant outdoor space. While the house has been clearly cared for over the years, it now requires redecoration throughout, making it an ideal project for buyers wishing to add their own style and value.

Camlan Road is a popular residential location, conveniently positioned for a range of local shops and amenities, with more extensive facilities available in nearby Bromley town centre. Grove Park Station is within easy reach, providing regular services into London and making this an excellent choice for commuters. The area is also well served by local parks, offering green open spaces for leisure and recreation, and a selection of well-regarded schools, making it appealing to families and first-time buyers alike.

- Extended on the ground floor
- 23 ft long reception room
- Upstairs shower room
- Private driveway
- Roof replaced in 2013
- New carpets
- Double glazed windows throughout
- Gas centrally heated
- Close Grove Park Station
- No onward chain

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.



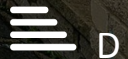
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Camlan Road, BR1

Approximate Gross Internal Area =
899 sq ft / 83.5 sq m

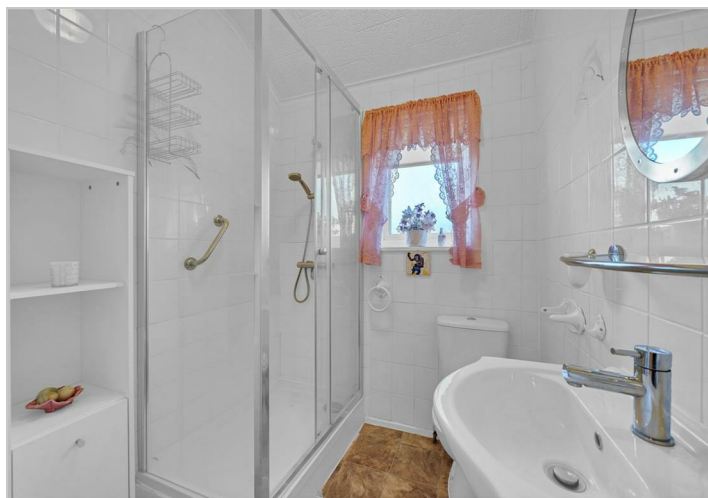
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Ground Floor

First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		56	79
Not energy efficient – higher running costs England & Wales		EU directive 2012/27/EU EU Energy Label	



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