







Located in a tree lined road in a popular area of Bromley is this 4 bedroom end of terrace property. The property benefits from off street parking and a good size garden to the rear.

The entrance hall with wood laminate flooring leads to the living room with bay window to the front and sanded floorboards. The room benefits from a brick fireplace housing a wood burning stove making it very cosy.

The dining room has wood laminate flooring and recessed storage with French doors opening out onto the garden. The dining room leads into the kitchen which has a range of grey base units, tiled splashback and spaces for a slim line dishwasher, range cooker and fridge freezer. The owners have created an opening in the wall between the kitchen and the dining room to give an open plan feel. A utility area and downstairs w.c complete the ground floor accommodation.

The first floor landing gives access to two good size double bedrooms, both with feature fireplaces with the fourth bedroom being a single. The family bathroom boasts porcelain tiled flooring, a four piece white modern suite comprising a bath, separate shower cubicle, hand basin with vanity under, w.c. and heated towel rail. There is also a large storage/airing cupboard.

Stairs lead up to the loft conversion which could be used as the master bedroom.

To the rear is a good size garden which is mainly laid to lawn with a paved patio area.

The property is conveniently located for Bromley North and South, Bickley Stations with excellent links into Central London. Ideally suited to young families as La Fontaine Academy, Bickley Primary school, Bickley Park Independent school and St George's Bickley CE Primary school are in close proximity. Bromley Town Centre with its range of cafes, bars, local shops and leisure facilities is also a short walk away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please refer to

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to view our full area guides



# Nightingale Lane, Bromley, BR1

Approximate Area = 1189 sq ft / 110.5 sq m

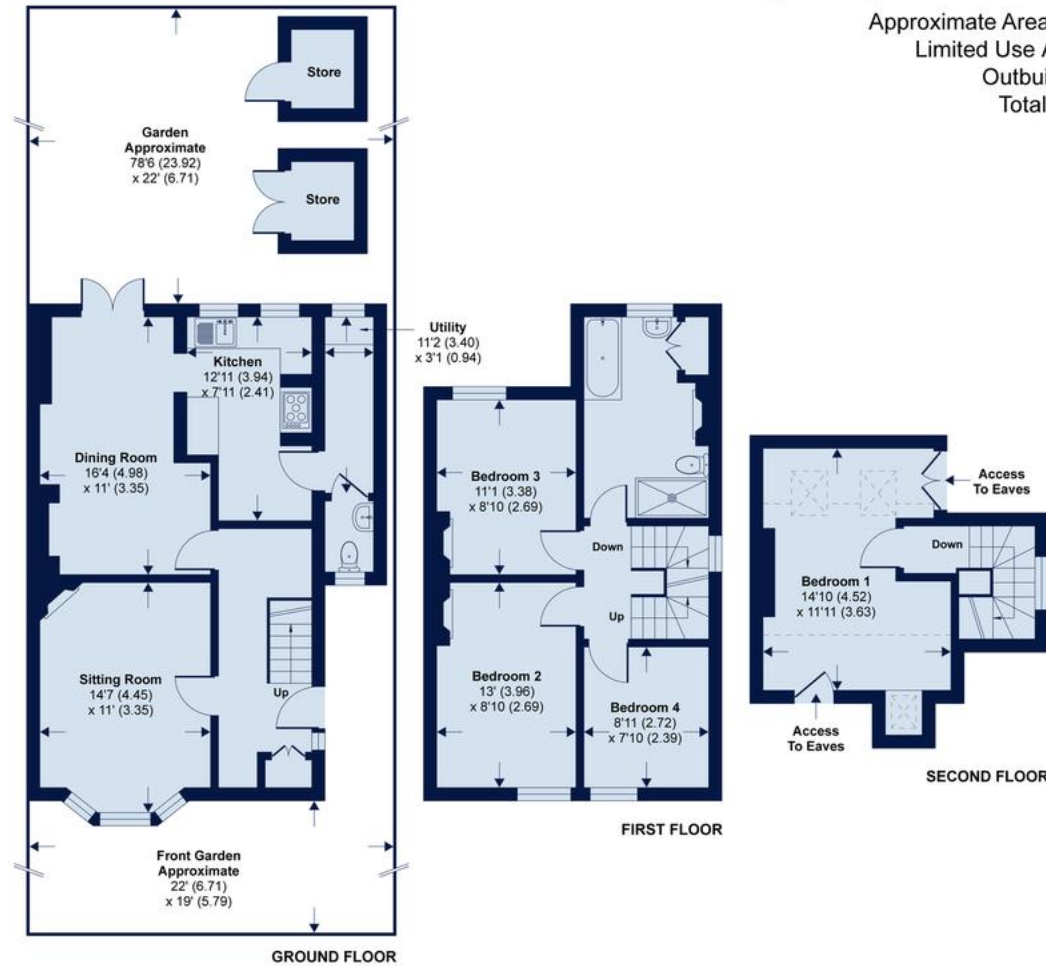
Limited Use Area(s) = 86 sq ft / 8 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1315 sq ft / 122.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for JDM Estate Agents. REF: 680311

