

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Gardenia Road, Bromley, BR1 2FH

End Of Terraced House

Three Storey

No Onward Chain

Three Bedrooms

Modern Development

Viewings Recommended

£595,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic three storey end of terrace modern house located in the heart of Bickley, comprising of entrance hall, cloakroom, fitted kitchen, impressive lounge/dining room with direct access into the private rear garden, on the first floor you will find two bedrooms and a family bathroom, on the top floor you will find the main bedroom with en-suite shower room. Other benefits include gas central heating and double glazed windows

Gardenia Road, BR1

Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft
(Including Eaves)

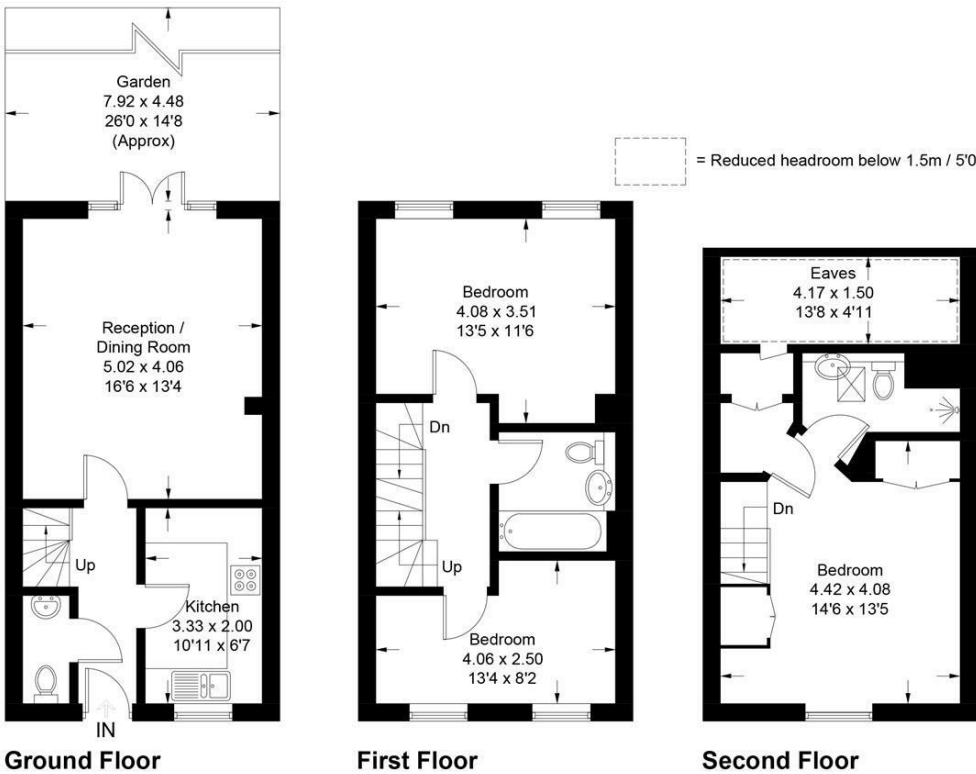
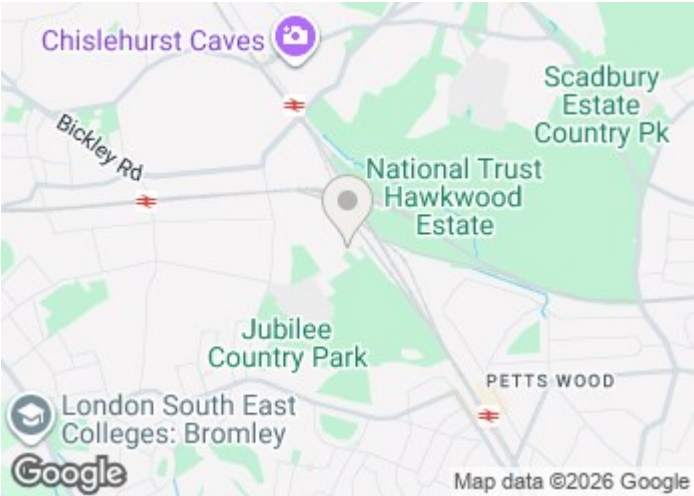


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1340418)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Offered with no onward chain, viewings highly recommended

EPC Rating: C
Council Tax Band: E

Gardenia Road, BR1

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(Including Eaves)

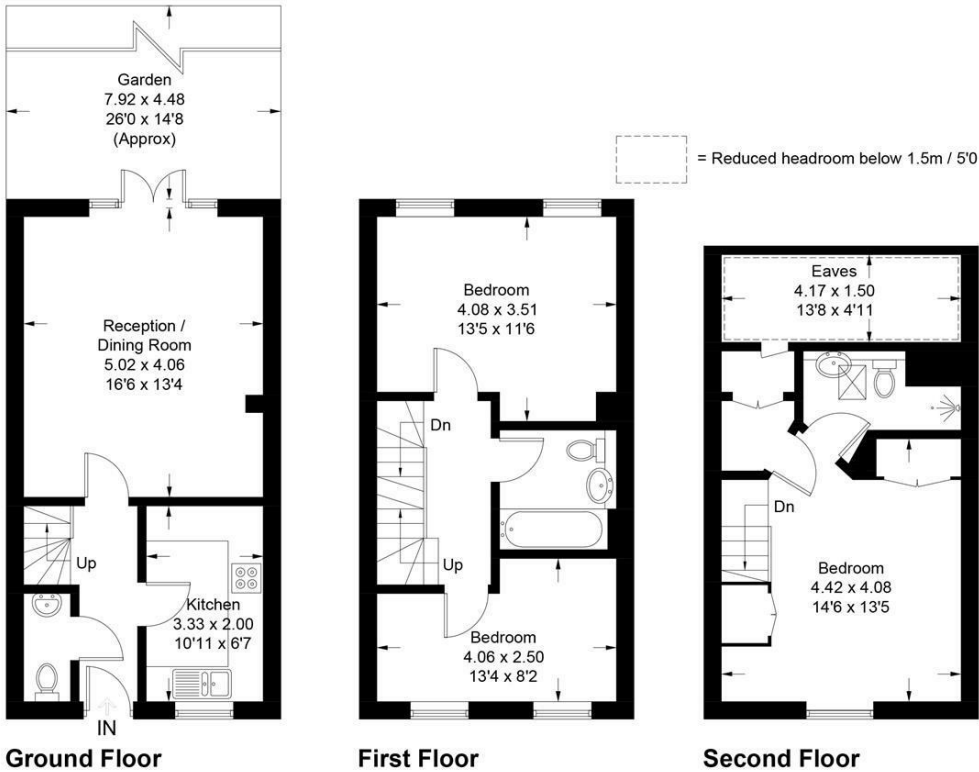
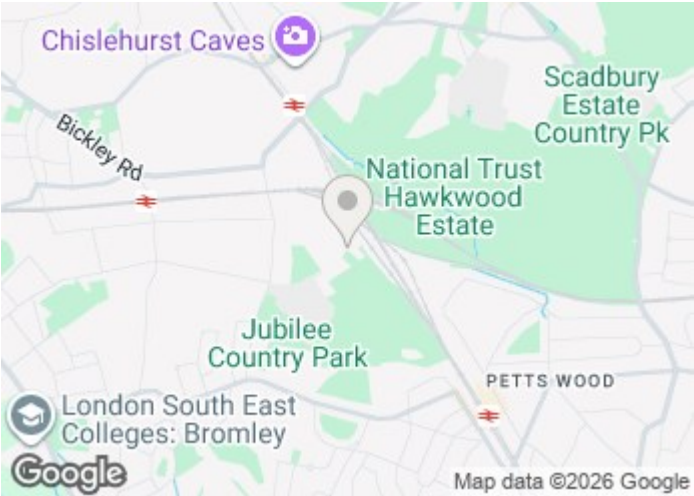


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(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



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