



ESTATE AGENT



## Sudbury Crescent

Bromley, BR1 4PY

Guide price £425,000

\*\*\* Guide Price £425,000 - £435,000 \*\*\*

Situated on a popular residential road, this well-presented two double bedroom semi-detached home offers bright and versatile accommodation, ideal for first-time buyers and young families.

The ground floor comprises a welcoming reception room featuring a stylish focal fireplace. To the rear, a modern fitted kitchen provides good storage and worktop space, with direct access onto the raised decking area and the west facing garden—perfect for everyday living and entertaining. Upstairs, the property offers two well-proportioned bedrooms, including a generous master bedroom, alongside a contemporary family bathroom finished with clean, modern tiling. Externally, the home benefits from a private west facing rear garden with raised decking and lawn area, leading to a superb garden room/home office/gym—ideal for remote working, hobbies or additional entertaining space. To the front, there is off-street parking for up to two vehicles.

Sudbury Crescent is conveniently located for a range of local amenities, including nearby shops, parks and leisure facilities. The area is well-served by reputable schools such as the Excellent Ofsted Rated Burnt Ash Primary, making it particularly appealing for families. Excellent transport links are within easy reach, with Sundridge Park Station offering services into London Bridge, Charing Cross and Cannon Street in as little as 26 minutes, while Bromley town centre provides further rail connections, The Glades Shopping Centre and plenty of dining options.

This is a fantastic opportunity to acquire a turn-key home in a well-connected and family-friendly location. Early viewing is highly recommended. EPC Rating TBC.

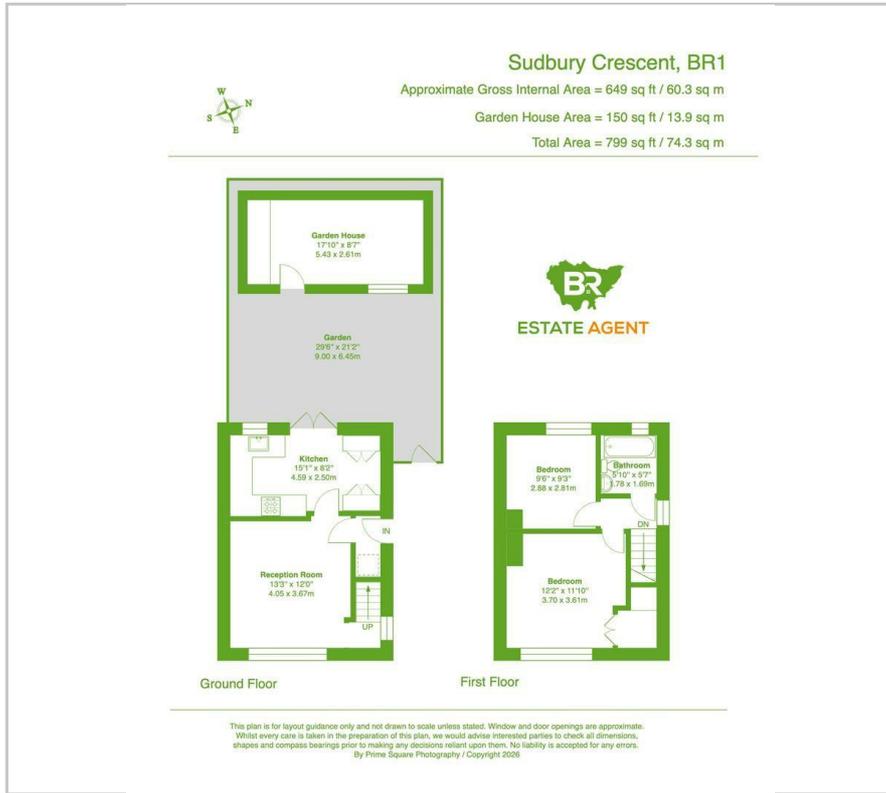
### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

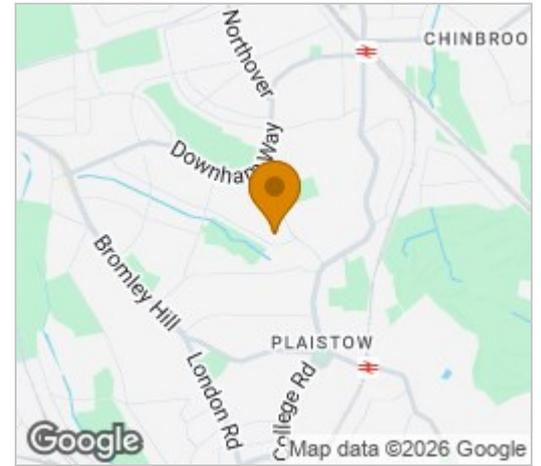
- Two double bedroom semi-detached home
- Off-street parking for two vehicles
- Fully refurbished in 2023
- Modern fitted kitchen with direct access to the garden
- Gas centrally heated and double glazed throughout
- First floor contemporary family bathroom
- West facing rear garden with raised decking area
- Detached garden room/home office ideal for remote working
- A stone's throw away for the Excellent Ofsted Rated Burnt Ash Primary School
- Excellent transport links via Sundridge Park Station to London Bridge, Charing Cross and Cannon Street



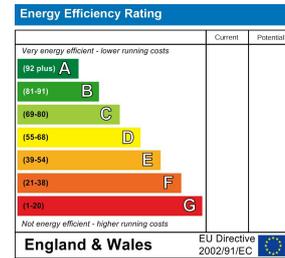
## Floor Plan



## Area Map



## Energy Efficiency Graph



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