



OFFERS IN EXCESS OF

**£530,000**

**Ash Row**

Bromley, BR2 8DY

## PROPERTY SUMMARY

Located in a position ideal for a number of well regarded local schools and excellent transport links into The City is this charming three bedroom terraced house.

The ground floor offers fantastic space, with a large front reception room, leading to the spacious dining room with views over the garden. Off of the dining room is the kitchen and utility space, WC and shower room further benefits include a loft room (currently being used as an extra bedroom).

Externally, the property benefits from off street parking, and an impressive 50 ft. rear garden.

Location wise, the property is ideally located for Petts Wood Station being just 0.8 miles away. A number of local schools are also a short walk away such as Southborough (0.3 miles), St. James (0.5 miles) and Bromley High School (0.7 miles).

EPC: D

3



2



2

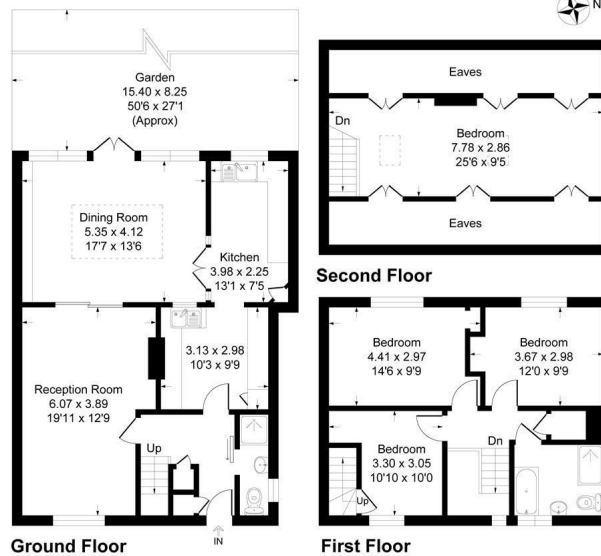






### Ash Row

Approximate Gross Internal Area 147.7 sq m / 1591 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix.

3  
2  
2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: D COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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