



3 Hornbeam Way, Bromley, Kent, BR2 8DB
Offers In Excess Of £285,000

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BR2 8DB

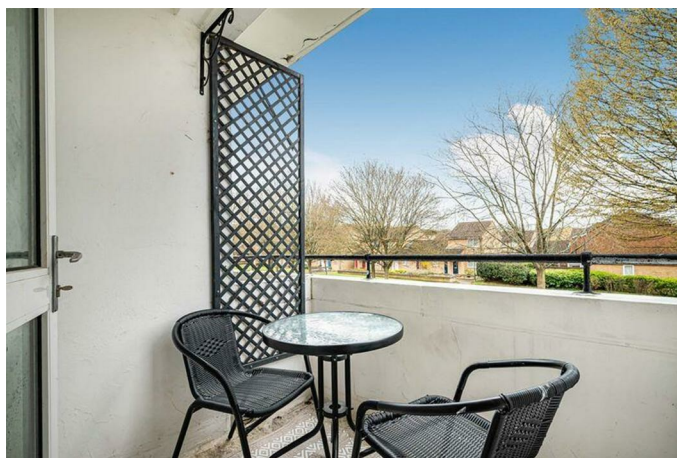
- Lovely Modern Square Kitchen
- Two Double Bedrooms With Balcony Access
- Stunning Bathroom
- Private Garden Set Within the Grounds of the Block
- Convenient Access to Petts Wood Station and Shops
- Council Tax Band C



A stunning two double bedroom flat located on Hornbeam Way in the desirable area of Bromley, close to Petts Wood with excellent access to its mainline station and shopping facilities. This delightful property, offered to the market in excellent order, features a well-proportioned reception room, perfect for relaxing or entertaining guests. From the bright hallway the property features two comfortable size bedrooms, with the master having access to a balcony. The flat also includes a well-appointed modern bathroom and a square kitchen with plenty of storage and room for a table and chairs. The property is designed to maximize space and functionality, making it an ideal choice for those who appreciate a low-maintenance lifestyle, but still enjoys a private garden which can be found in the grounds of the block. Situated in Bromley, this flat benefits from a vibrant community atmosphere, with a variety of local amenities, shops and parks nearby. The area is well-connected, providing easy access to public transport links, making commuting to London and surrounding areas very convenient. This property presents an excellent opportunity for first-time buyers or investors looking to enter the market. With its appealing features and prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

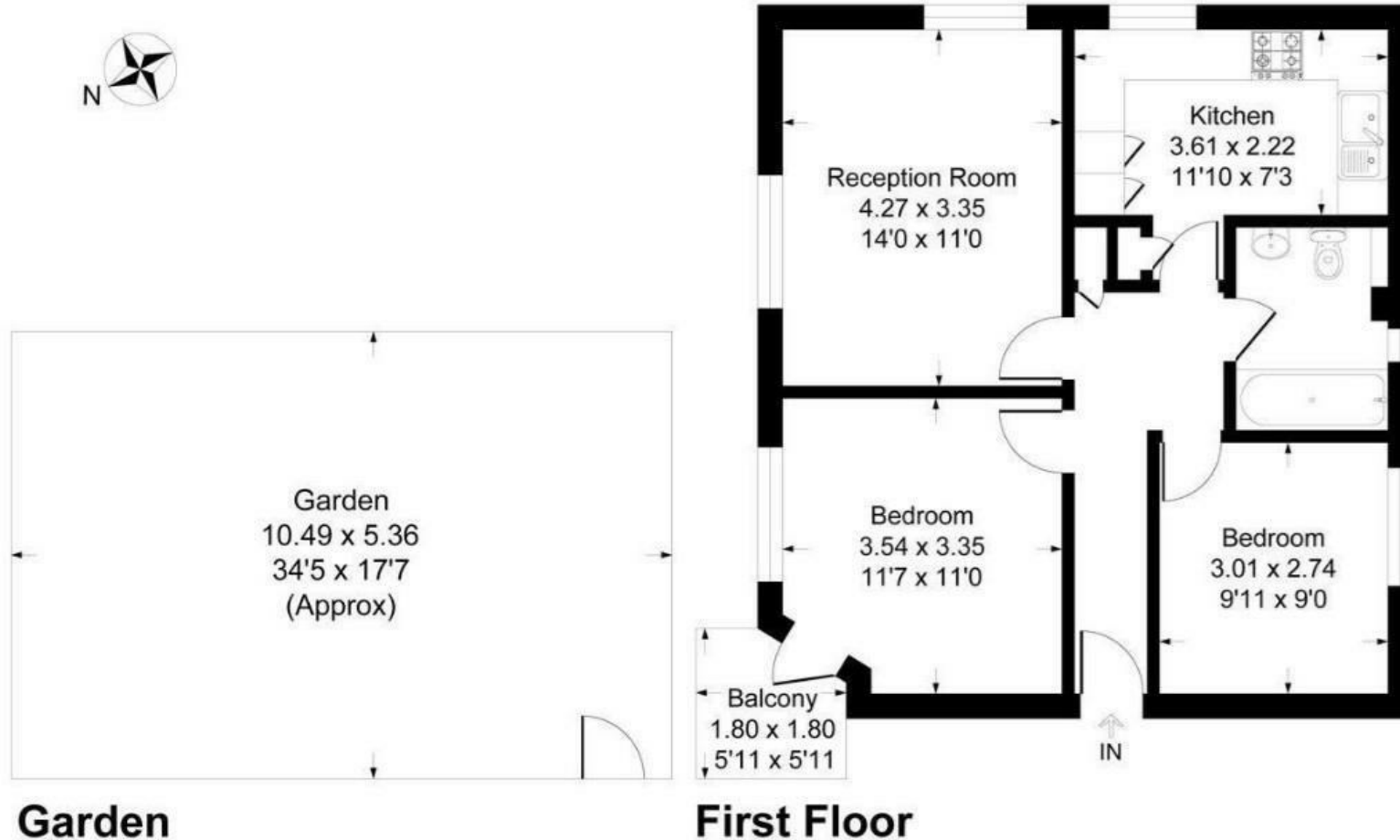
Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Hornbeam Way, BR2

Approximate Gross Internal Area 57.1 sq m / 615 sq ft



IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 79 |
| (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 | |

01689 819991

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