



# ESTATE AGENT



## Southover

Bromley, BR1 4RZ

Guide price £375,000

\*\*\* Guide Price £375,000 - £385,000 \*\*\*

CHAIN FREE. Situated in a popular residential road, this well-presented two-bedroom family home on Southover offers a fantastic opportunity for first-time buyers, young families or investors alike.

The ground floor comprises a bright and spacious reception room, ideal for both relaxing and dining, alongside a modern fitted kitchen with fitted appliances, ample worktop space and direct access to the rear garden. Upstairs, the property features two well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a generous private rear garden extending approximately 77ft, mainly laid to lawn with a raised decked area and garden room, perfect for working from home.

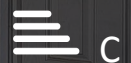
Southover is conveniently located for a range of local amenities. Bromley town centre is within easy reach, offering an array of shops, restaurants, bars and leisure facilities including The Glades shopping centre. There are several well-regarded schools nearby including Parish Church of England Primary School, and Burnt Ash Primary.

For commuters, the property is well served by transport links, with Sundridge Park and Grove Park stations (both zone 4) providing services into London in as little as 16 minutes, as well as excellent bus routes connecting to surrounding areas. Green spaces are plentiful, with Kings Meadow and Downham Plating fields both close by, offering open spaces and sports facilities. This charming home combines comfortable living with a convenient location, making it an ideal choice for those looking to settle in the Bromley area. EPC Rating C.

### 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.

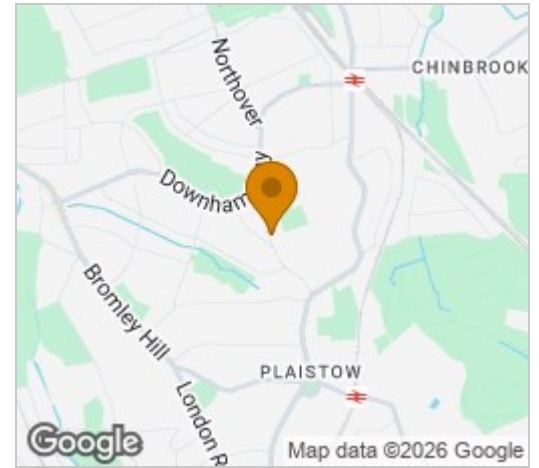
- Chain Free
- Modern Fitted Kitchen
- Upstairs Bathroom
- Generous 77ft (approx) Private Rear Garden
- Raised Decking Area
- Garden Room/Home Office with Power & Lighting
- Gas Centrally Heated
- UPVC Double Gazing Throughout
- Close to Highly Regarded Local Schools
- Excellent transport links via Sundridge Park & Grove Park Stations



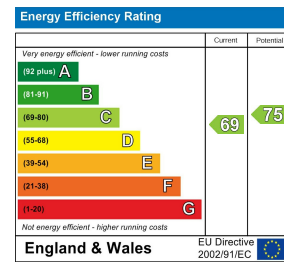
## Floor Plan



## Area Map



## Energy Efficiency Graph



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