



GUIDE PRICE

£1,500,000

Park Avenue

Bromley, BR1 4EG

PROPERTY SUMMARY

Rarely available, this six-bedroom detached family home offers almost 4,000 sq ft of accommodation. Situated on a large plot, the property also offers potential to extend further, subject to the necessary planning permissions. Conveniently located within one mile of three stations—Sundridge Park, Bromley North and Shortlands—the home is also in close proximity to highly regarded schools, with Parish Primary just 0.2 miles away.

The living accommodation comprises an entrance hallway flooded with natural light from a feature window overlooking the garden, three spacious reception rooms, a kitchen/dining room, utility room, W/C and an integral garage. To the first floor are six well-proportioned bedrooms and a sizeable family bathroom.

Externally, the property benefits from a beautifully maintained 130 ft garden with a patio seating area and a garden room, ideal for use as a home office or gym. Viewing is highly recommended.

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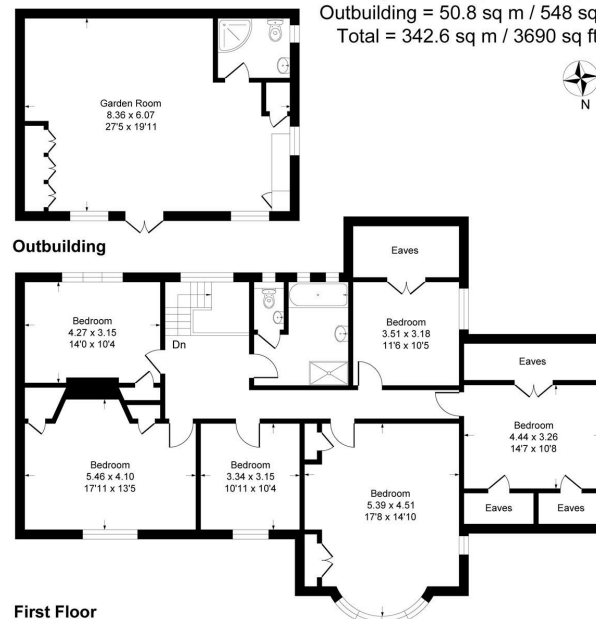
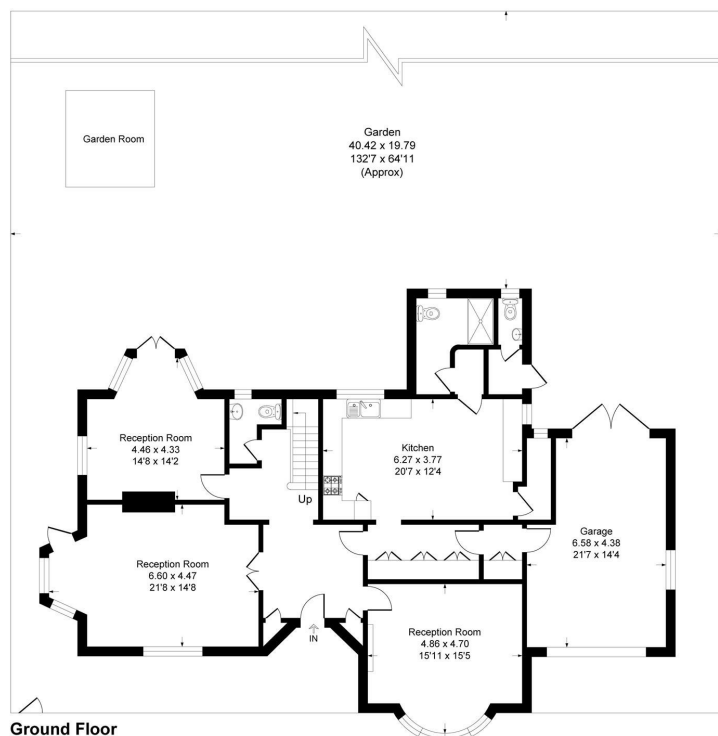
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Park Avenue, BR1
 Approximate Gross Internal Area
 265.5 sq m / 2858 sq ft
 Garage = 26.3 sq m / 284 sq ft
 Outbuilding = 50.8 sq m / 548 sq ft
 Total = 342.6 sq m / 3690 sq ft



LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING:

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

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

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

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

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