



GUIDE PRICE

£625,000

Broadcroft Road

Kent, BR5 1ET

PROPERTY SUMMARY

GUIDE PRICE £625,000-£650,000 Located on an ever popular tree lined residential road just a stones throw from Crofton Schools is this beautifully unique three bedroom detached house. Presented to the market, Broadcroft Road is the ideal opportunity for anyone looking for a house to make their own, offering not just the potential to redecorate to their own taste, but to extend and add to the footprint (STPP). The property currently comprises of two large reception rooms, on with garden views, a spacious downstairs double bedroom with en-suite, another downstairs bathroom and WC and the kitchen. The first floor offers two further double bedrooms, both equipped with built-in storage and another family bathroom suite. Externally the property benefits from a large driveway with space for multiple cars, and a stunning patio garden. The property is perfectly located for commuters, being just 0.6 miles from Orpington Station and 0.7 miles from Petts Wood Station, both of which offering excellent transport links into The City. The property is also within catchment for a number of well regarded local schools, such as Crofton Schools (0.2 miles), Newstead Wood School (0.8 miles) and Darrick Wood School (1.1 miles). Early viewing is recommended to avoid disappointment.

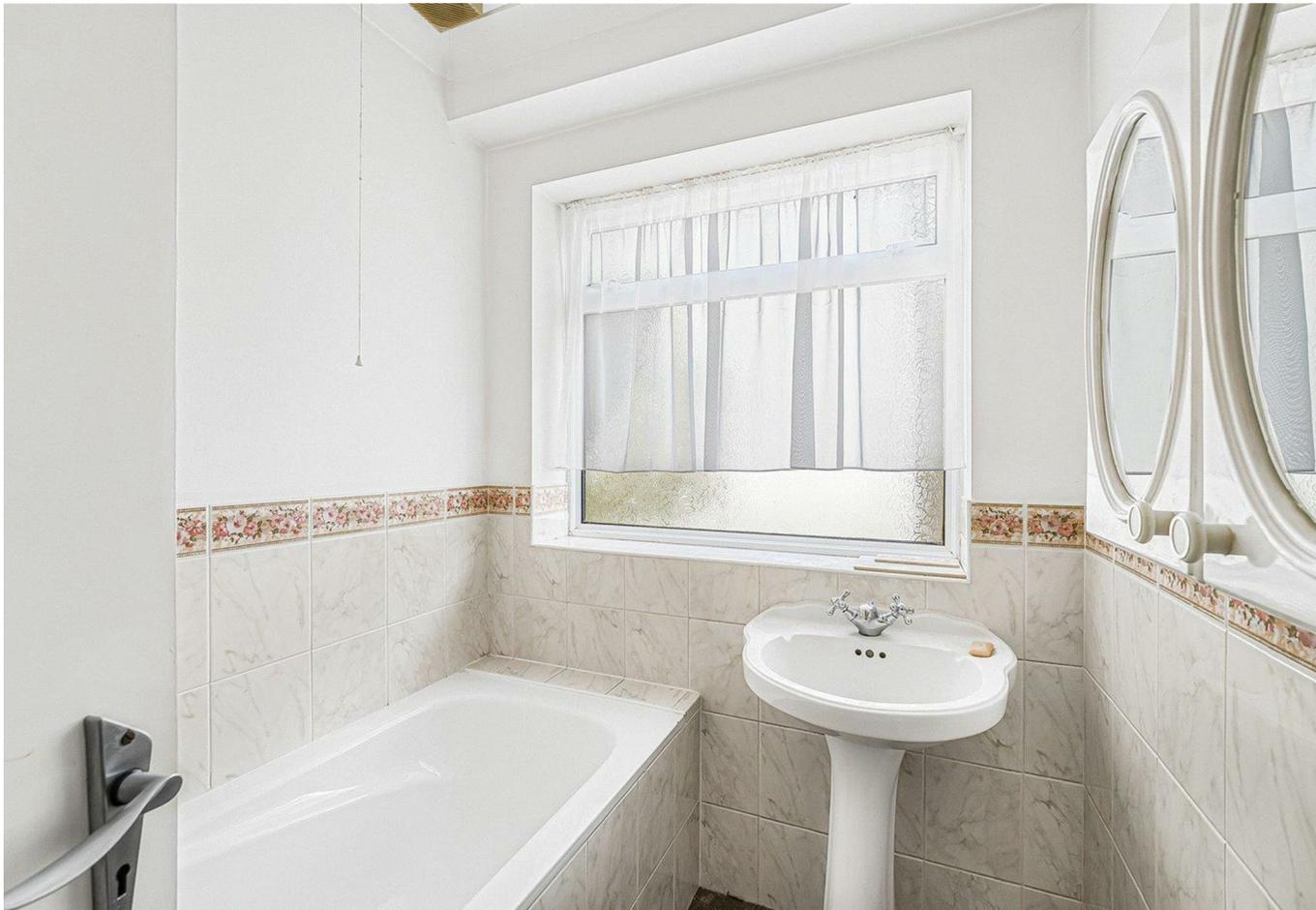
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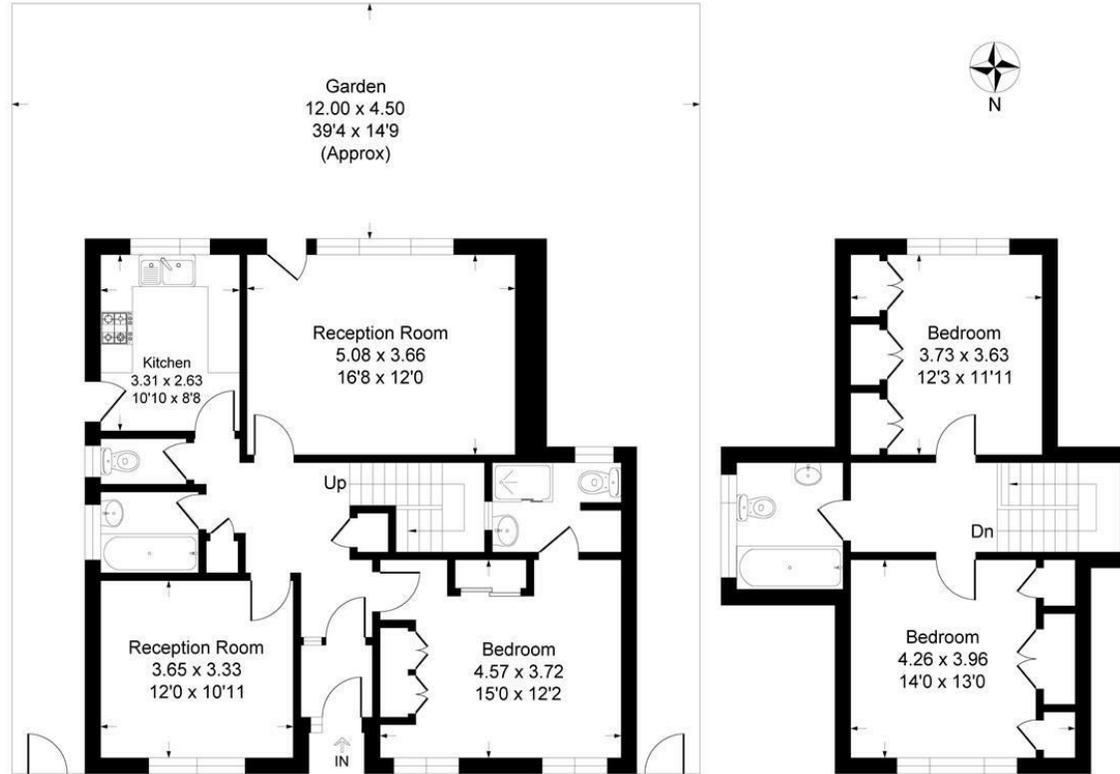
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Cedar Gables, Broadcroft Road, BR5

Approximate Gross Internal Area 128.6 sq m / 1385 sq ft



Ground Floor

First Floor

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

LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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