



## ESTATE AGENT



### Camlan Road

Bromley, BR1 5LT

Guide price £350,000

\*\*\* Guide Price £350,000 - £360,000 \*\*\*

CHAIN FREE. Situated on a popular residential road close to Grove Park Station, this two-bedroom mid-terrace house presents an excellent opportunity for someone seeking a property with scope to personalise and add value.

Offering approximately 712 sq ft of accommodation, the property comprises a bright front reception room with feature fireplace, a fitted kitchen overlooking the rear garden, two well-proportioned double bedrooms, and a family bathroom. The house has been freshly decorated in parts and provides a blank canvas for a purchaser to modernise to their own taste. Externally, there is a front garden which has potential for a driveway and a rear garden extending to approximately 50ft.

Camlan Road is conveniently positioned for everyday amenities and excellent transport links. Grove Park Station is within easy reach, providing regular services into London Bridge, Charing Cross and Cannon Street in as little as 16 minutes, making the area particularly appealing to commuters. Bromley Town Centre is also nearby, offering an extensive range of shops, restaurants, cafes, bars and leisure facilities, including The Glades Shopping Centre, Churchill Theatre and a variety of supermarkets.

The area is well served by local schools, making it attractive for families, while nearby green spaces include Chinbrook Meadows, Downham playing fields and the expansive Beckenham Place Park, which offers woodland walks and cycling routes. A selection of local bus routes further enhances connectivity to Bromley, Lewisham, Catford and the surrounding areas. EPC Rating D.

#### 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
- Two double bedrooms
- Approximately 712 sq ft / 66.1 sq m
- Approximate 50ft rear garden
- Double Glazing throughout
- Gas centrally heated
- Potential for off street parking
- Convenient for Grove Park Station (Zone 4)
- Close to green spaces
- Excellent choice of local schools



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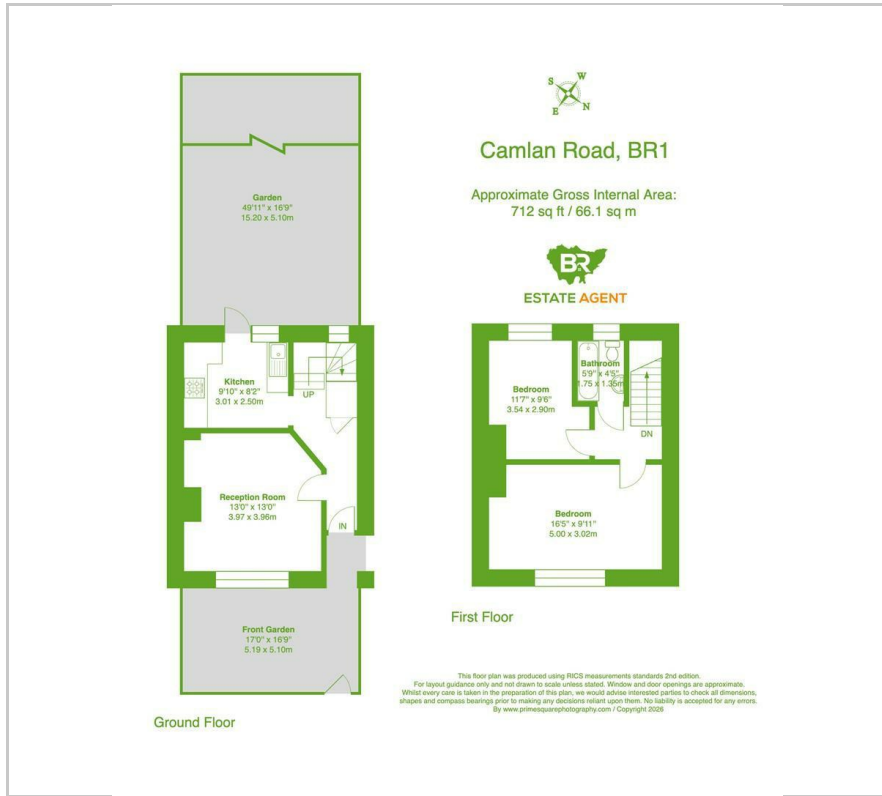


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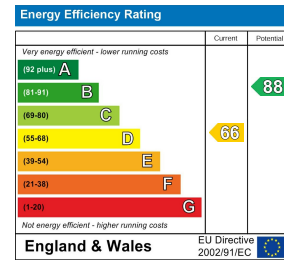
## Floor Plan



## Area Map



## Energy Efficiency Graph



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