



## Wharton Road, Bromley, BR1 3LE

**£425,000 Freehold**

Located just a few moments from Bromley North Station and the buzz of central Bromley, this beautifully presented period mid-terrace house sits in a highly sought after road. Inside is exactly what is expected in this style of property - lounge, smart modern kitchen with appliances, and a stylish remodelled bathroom. Upstairs offers two generous double bedrooms plus a versatile bonus room – ideal for home working or extra storage. The low-maintenance patio garden makes outdoor relaxation effortless, while double glazing and gas central heating via a combination boiler provide modern comfort. The paved front garden with bin store complete this perfect home for first-time buyers, professionals or investors.

### **LOUNGE 10'4 x 10'2 (3.15m x 3.10m)**



Upvc front door leads into lounge. Double glazed bay window to front with fitted white plantation shutters, barrel radiator, open fireplace and wood effect vinyl flooring.

### **FITTED KITCHEN 11'5 x 10'9 (3.48m x 3.28m)**



Double glazed window to rear, two radiators and wood effect vinyl flooring. Range of wall and base units with work surfaces over and local tiling. Integrated four ring induction hob with extractor hood over and electric oven below, integrated fridge freezer and inset butlers sink with mixer tap. Space and plumbing for slimline dishwasher and washing machine.

### **CORRIDOR 6' x 2'9 (1.83m x 0.84m)**

Tiled floor and stable door to side leading to rear garden.

### **BATHROOM 9' x 5'11 (2.74m x 1.80m)**



Opaque double glazed windows to side and rear. chrome towel warmer, fully tiled walls and floor. Low level WC, wash hand basin on vanity unit with mono bloc mixer tap, panel bath with mixer tap and wand, wall mounted controls for overhead shower and screen.

### **LANDING**

### **BEDROOM ONE 11'5 x 11'3 (3.48m x 3.43m)**



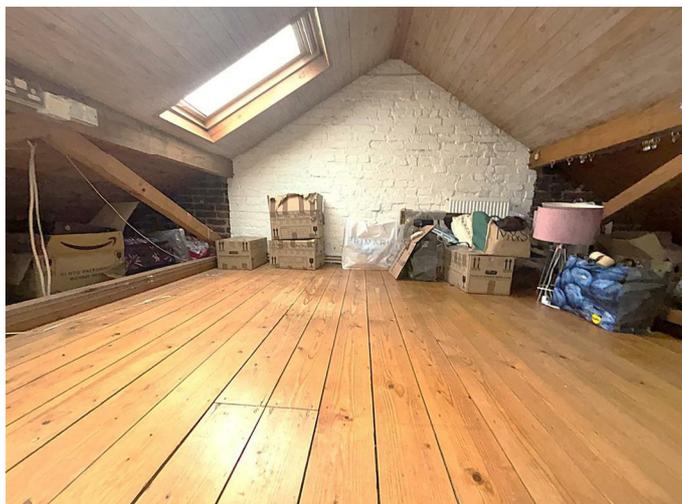
Double glazed window to front with fitted white plantation shutters, radiator and stripped wood flooring. Cast Iron feature fireplace, range of fitted wardrobes to one wall and loft access hatch with access to bonus room.

### **BEDROOM TWO 10'6 x 8'5 (3.20m x 2.57m)**



Double glazed window to rear with fitted white plantation shutters, radiator and stripped wood flooring. Recess with sink on vanity unit with storage below and mirror above and two large high level built in storage cupboards.

### **BONUS ROOM 11'6 x 9'8 (3.51m x 2.95m)**



Two double glazed Velux windows to rear, radiator and stripped wood flooring.

### **REAR GARDEN 50' approx (15.24m approx)**



East facing rear garden with patio and decking, stone path to rear with imitation lawn to side. Storage shed and personal access gate to rear.

### **FRONTAGE**



Paved frontage with wooden wheelie bin store.

### **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 54sqm (Approx 581sqft)

### **COUNCIL TAX BAND 'D'**

# Floor Plan

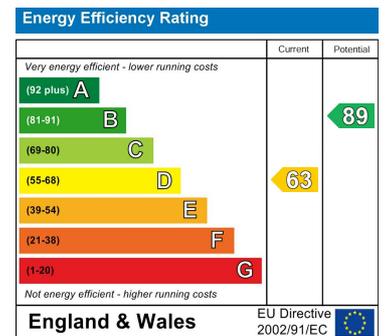


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# Area Map



# Energy Efficiency Graph



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