



ESTATE AGENT



## Southover

Bromley, BR1 4RU

Guide price £475,000

\*\*\* Guide Price £475,000 - £500,000 \*\*

This beautifully presented two double bedroom semi-detached home offers over 1,125 sq ft of living space, combining stylish interiors with generous proportions. Ideally located close to highly regarded local schools and excellent transport links, the property is perfect for families and commuters alike.

The ground floor has been thoughtfully extended to the side and rear, creating a superb flow throughout. A welcoming and practical entrance hall leads into a bright through reception room, complete with a charming feature fireplace. To the rear, the impressive extended kitchen/breakfast room with breakfast bar boasts a sleek modern design with fitted appliances to include fridge/freezer, full-sized dishwasher, a gas hob, electric oven, grill and microwave. A handy utility cupboard with window, plumbed in for a washing machine and space for a tumble dryer adds practicality, while a contemporary downstairs shower room completes the ground floor. Upstairs, there are two generously sized double bedrooms, both with ample fitted wardrobes, and a stylish family bathroom. Other benefits include a modern gas central heating system and double glazing throughout. Externally, the property enjoys a private driveway, front garden and a stunning south-westerly facing rear garden, beautifully landscaped with a patio, lawn area, and side access gate.

Southover is situated close to Burnt Ash and Parish Primary Schools and within easy reach of Sundridge Park and Grove Park stations, providing regular services into London Bridge, Charing Cross and Cannon Street. Local shops, cafés, and parks are all close at hand, while Bromley town centre—with its wide range of shopping, dining, and leisure facilities—is just a short distance away.

A full professional video tour can be found on our Instagram page. Why not give us a follow? @br.estateagent

### 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.

- 1,125 sq ft
- Driveway parking
- Extended to the side and rear
- Spacious through reception
- Modern kitchen/breakfast room
- Downstairs shower room & upstairs bathroom
- Both bedrooms with fitted wardrobes
- South-westerly facing garden with patio & side access
- Close to Burnt Ash and Parish Primary Schools
- Excellent transport links – near Sundridge Park & Grove Park stations



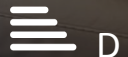
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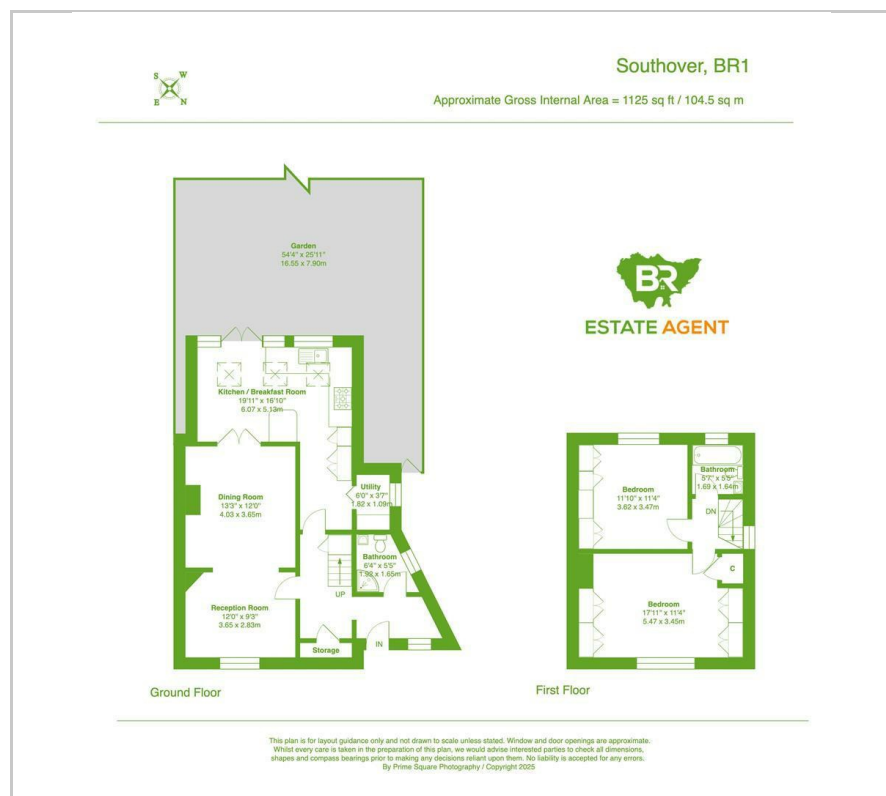


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## Floor Plan

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC



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