



ESTATE AGENT



## Shroffold Road

Bromley, BR1 5JQ

Guide price £400,000

\*\*\* Guide Price £400,000 - £425,000 \*\*\*

CHAIN FREE. Situated on the Shroffold Road within easy walking distance to Grove Park Station, this extended two double bedroom end-of-terrace home offers bright, well-proportioned accommodation.

The ground floor comprises a reception room to the front, alongside a separate dining room. The newly installed kitchen provides direct access to the rear garden and is complemented by a ground floor bathroom. Upstairs, the property features two generous double bedrooms and WC. Externally, the property benefits from two separate areas of private garden, providing a pleasant outdoor space for entertaining or relaxing. To the front, there is a driveway offering off-street parking for up to three vehicles.

Located in Bromley (BR1), the property is conveniently positioned for a range of local amenities. Grove Park Station (Zone 4) is within easy reach, providing direct services into London Bridge, Charing Cross and Cannon Street in as little as 16 minutes, making it ideal for commuters. Bromley town centre is also nearby, offering an array of shops, restaurants, bars and leisure facilities. The area is well-served by reputable local schools including Downderry and Burnt Ash Primary, both of which are highly regarded and are "Excellent" Ofsted rated.

This is an excellent opportunity to acquire a well-located home in a popular residential area. Early viewing is highly recommended. EPC Rating C

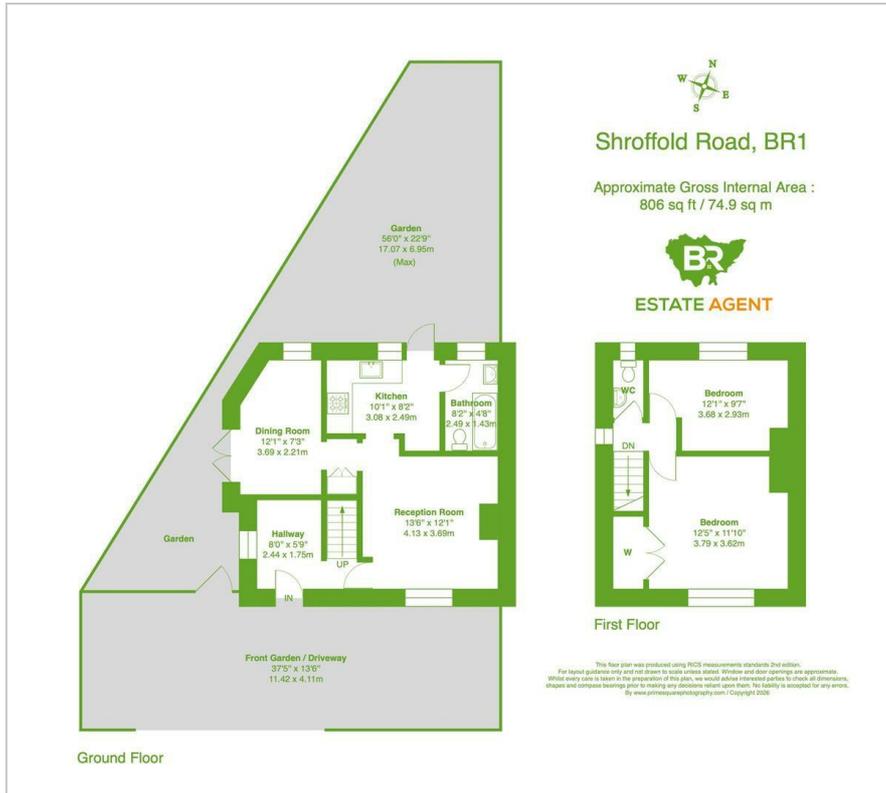
- Chain Free
- 0.2 miles from Grove Park Station
- Extended on the Ground Floor
- Two Reception rooms
- Newly Fitted Kitchen
- Fitted Wardrobe to Master Bedroom
- Gas Centrally Heated
- Double Glazing Throughout
- Corner Plot Garden
- Off Street Parking for up to Three Vehicles

### 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.



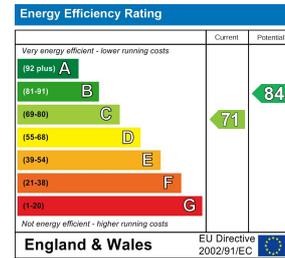
## Floor Plan



## Area Map



## Energy Efficiency Graph



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