



# ESTATE AGENT



## Brook Lane Bromley, BR1 4PU £385,000

\*\*\* GUIDE PRICE £385,000 - £400,000 \*\*\*

Located less than half a mile from Sundridge Park Village and within the catchment area of popular schools such as Parish COE and the "Ofsted Outstanding" Burnt Ash Primary School is this immaculately presented two bedroom terraced home equipped with home garden double-office.

The property has been tastefully decorated to a traditional style giving the property a warm and inviting feel throughout. Ground floor accommodation briefly comprises of an entrance hall, front aspect living room, separate kitchen with direct access to the rear garden. Upstairs consists of two well proportioned bedrooms, the master bedroom measuring 16'7" x 9'11" and has the benefit from having fitted wardrobes. There is also an upstairs modern three-piece bathroom. Other benefits include, gas central heating, UPVC double glazing and interior shutters throughout.

Externally, there is a driveway to the front providing off street parking. The rear garden is mainly laid to lawn with neighbouring trees, shrubs and hedges giving it a private and secluded feel. Here you will also find the home garden double-office equipped with power and lighting and offering two equal work spaces.

Brook Lane is conveniently located a short walk away from Burnt Ash Parade and bordering Sundridge Park Village where you will find a selection of local independent shops, boutique cafes and gastro pub as well as Sundridge Park Station (Zone 4) which offers links into London Bridge and London Charing Cross. Bromley High Street and The Glades shopping centre is around 1 mile away and reachable on foot in approximately 20 minutes. Viewings are highly recommended for this fantastic family home.

### Viewing

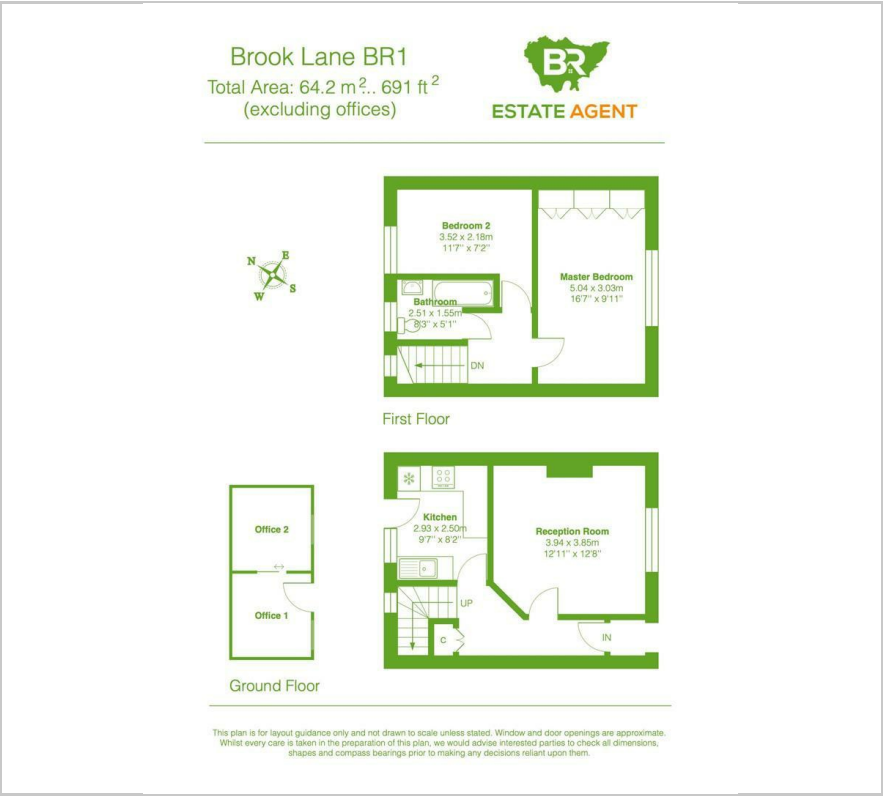
Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedroom terraced home
- Located less half a mile from Sundridge Park Village
- Within the catchment area of popular schools
- Home garden double-office
- Tastefully decorated
- 16'7" x 9'11" Master bedroom with fitted wardrobes
- Upstairs modern three-piece bathroom
- Interior shutters throughout
- Driveway
- Close to Sundridge Park Station (Zone 4)





Floor Plan

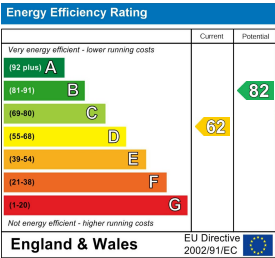


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.