



Willow, Hawthorne Road, Bromley, Kent, BR1 2HN

FREEHOLD

REALISTIC OFFERS

Spacious two bedroom bungalow on a good sized plot in a popular tree lined residential road offered 'Chain Free' and requires complete modernisation. The property has been water damaged and whilst it has been dried out and cleared it is unlikely to be mortgageable so the vendors are looking for cash buyers only. The property could be refurbished and extended but also lends itself to be completely redeveloped. There are good local schools and Chislehurst mainline station is a short walk away. Ideal for someone who has the desire to create their ideal home.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	44
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

- CHAIN FREE
- LARGE RECEPTION
- BATHROOM
- CASH BUYERS ONLY

- TWO BEDROOM
- KITCHEN
- LARGE GARDEN
- CLOSE TO GOOD SCHOOLS

Directions

From Bromley High School proceed along Blackbrook Lane toward Chislehurst. Hawthorne Road is the second turning on your left and Willow in about 100M in on the right hand side.

PORCH

Double glazed porch.

ENTRANCE HALL 10'0" x 9'6" (3.05 x 2.9)

Hardwood front door.

LOUNGE/DINER 19' x 11'6" (5.79m x 3.51m)

Two double glazed windows and double glazed French doors to rear (one broken).

MASTER BEDROOM 12'7 x 11'1 (3.84m x 3.38m)

Double glazed window to front.

BEDROOM TWO 13'7 x 12' (4.14m x 3.66m)

Double glazed window to front.

KITCHEN 11'8 x 10'5 (3.56m x 3.18m)

Double glazed window to rear and hardwood door to side.

BATHROOM 9'6" x 8'2" (2.92 x 2.49)

Opaque double glazed window to side.

SEPARATE WC

CONSERVATORY 16'2 x 8'8 (4.93m x 2.64m)

Double glazed conservatory with personal door to garage and door to rear leading to garden.

REAR GARDEN

Large patio leads to laid lawn area with mature shrub borders. Wooden storage shed to rear.

GARAGE 16'11" x 8'7" (5.17 x 2.64)

Attached garage to side with up and over door to front and personal door to rear. Power & light.

FRONTAGE

Block paved driveway providing off street parking for several cars, with laid lawn area to side, mature tree and shrub beds.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 80sqm (Approx 861sqft)

COUNCIL TAX BAND 'F'

GROUND FLOOR

