

Woodbank Road, Bromley, BR1 5HA

£400,000 Freehold

'Chain Free' three bedroom mid-terrace house in a popular residential road close to Downham playing fields and Grove Park station with its fast train links to London and local shops. The property is in need of modernisation but benefits from modern double glazing and Worcester Bosch combination boiler. The accommodation comprises three bedrooms and family shower room upstairs, open plan lounge and dining rooms and kitchen downstairs. There is a 55' South West facing rear garden and gated frontage that could be made into off street parking by getting the kerb dropped (STPP). Ideal family home close to amenities.

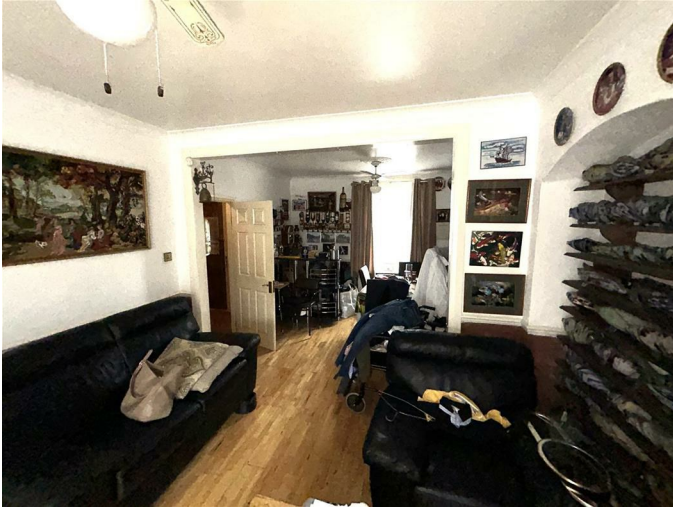
SHARED PORCH

Double glazed shared porch leads to hardwood front door.

ENTRANCE HALL 9'10 x 5'8 (3.00m x 1.73m)

Hardwood front door leads into entrance hall with storage cupboard housing wall mounted Worcester Bosch combination boiler.

LOUNGE AREA 12' x 9'2 (3.66m x 2.79m)



Double glazed bay window to front, coving, radiator, fan light and wood laminate floor. Open plan to:

DINING AREA 13'1 x 12' (3.99m x 3.66m)



Double glazed sliding doors to rear leading to garden, coving, fan light and coal effect electric fireplace.

KITCHEN 10'1 x 5'7 (3.07m x 1.70m)

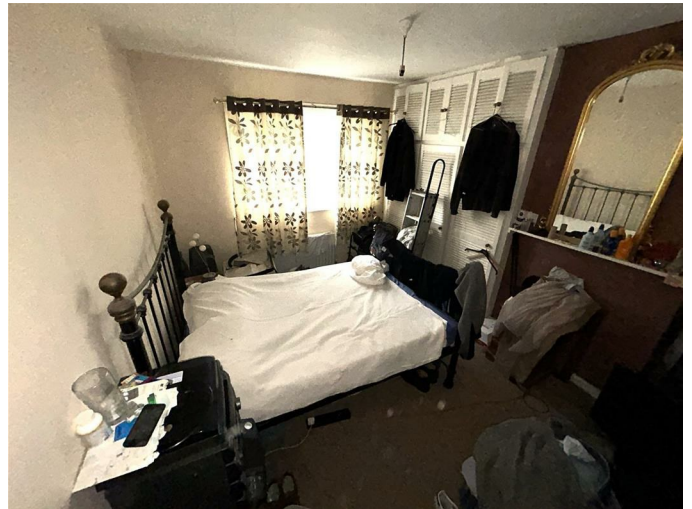


Double glazed window to rear. Range of wall and base units with wood effect work surfaces over, 1.5 bowl sink with tap and drainer, four ring electric hob with electric oven below, space for under counter fridge and space with plumbing for washing machine.

LANDING 6'1 x 5'11 (1.85m x 1.80m)

Loft access hatch.

BEDROOM ONE 13'6 x 10' (4.11m x 3.05m)



Double glazed window to front, radiator and fitted wardrobes.

BEDROOM TWO 9'10 x 9'2 (3.00m x 2.79m)

Double glazed window to rear, radiator, fan light and range of fitted wardrobes.

BEDROOM THREE 10'6 x 6'10 (3.20m x 2.08m)



Double glazed window to front and radiator.

SHOWER ROOM 5'9 x 5'6 (1.75m x 1.68m)



Opaque double glazed window to rear, extractor fan, fully tiled walls and floor. Corner shower cubicle, low level WC, pedestal wash hand basin and chrome ladder towel warmer.

REAR GARDEN 55' approx (16.76m approx)



South West facing rear garden with two patio areas,

power and light. Storage shed/workshop to rear and central laid lawn area with mature shrub borders.

FRONTAGE



Gated frontage that could be made into off street parking by getting the kerb dropped (STPP)

TOTAL FLOOR AREA

The internal area is due shortly.

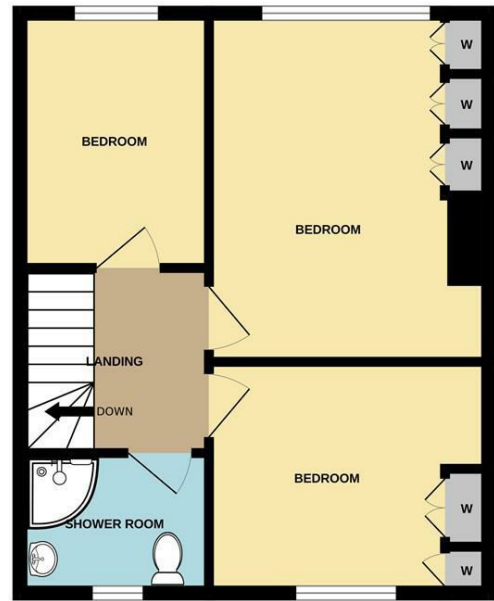
COUNCIL TAX BAND 'C'

Floor Plan

GROUND FLOOR

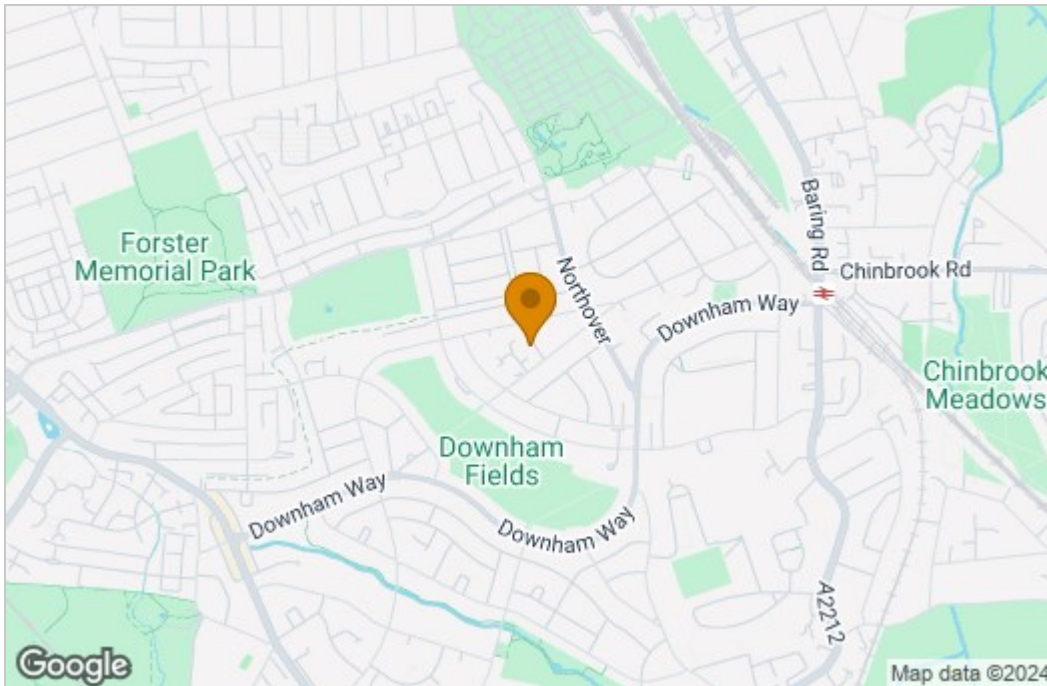


1ST FLOOR

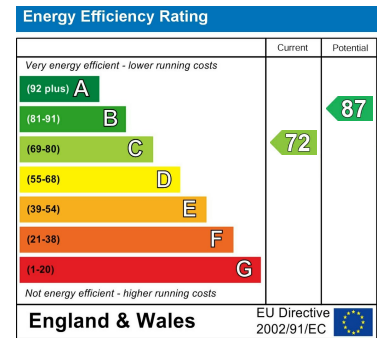


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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