



## 39 Copthorne Avenue, Bromley, Kent, BR2 8NW

\*\*\*\*\*GUIDE PRICE £750,000-£775,000\*\*\*\*\*

Welcome to this stunning property located on Copthorne Avenue in the desirable area of Bromley. This spacious house boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 5 bedrooms, there is plenty of room for everyone to have their own space and privacy.

The property features 2 bathrooms, ensuring convenience for the whole household. The living space offers a comfortable and homely atmosphere, perfect for creating lasting memories with your loved ones.

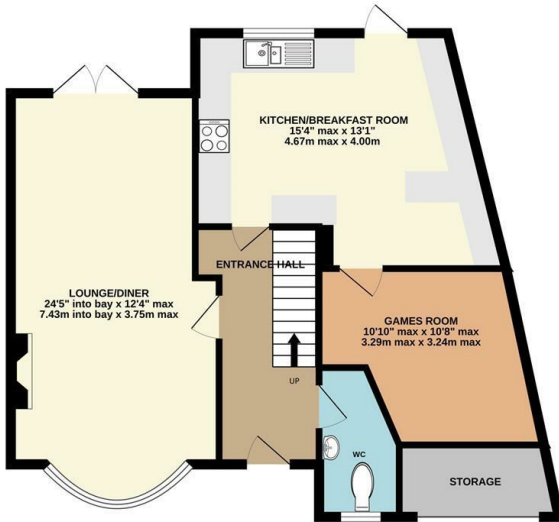
Situated in a sought-after location, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for families looking for convenience and comfort.

Don't miss the opportunity to make this house your home and enjoy the lifestyle it has to offer in the heart of Bromley. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Copthorne Avenue.

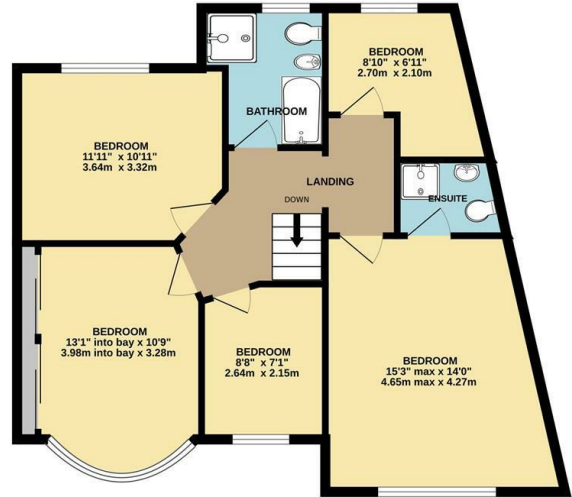
- Cul-de-sac location
- Extended family home
- Tranquil private garden
- En-suite to master
- Decked patio area
- Off street parking
- Walking distance to local schools
- Easy access to transport links
- EPC- C
- Council Tax- E

**£750,000**

GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.

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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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>		71	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		