



20 Lovelace Avenue, Bromley, Kent, BR2 8DQ
Freehold
Guide Price - £450,000

20 Lovelace Avenue, Bromley, Kent,
BR2 8DQ

- Well Presented Terraced Home
- 2 Bedrooms
- Private Garden & Off Road
Parking For One Car
- Popular Location Close to Petts
Wood Station
- Modern Kitchen & Bathroom
- Council Tax Band D



This delightful two-bedroom terraced house is a perfect find for first-time buyers. The property boasts a bright reception room, square modern kitchen, two bedrooms and a well-appointed bathroom, making it an ideal space for a couple looking to buy their first home.

The immaculate presentation of this house makes up for what it lacks in size and is sure to impress from the moment you step inside. With a private garden, you can enjoy the tranquillity of outdoor space. Additionally, the convenience of off-road parking for one car adds to the appeal of this lovely home.

Situated in a great location within easy reach of Petts Wood station, as well as access to a host of local shops, cafes, restaurants along Queensway and in Station Square.

Don't miss out on the opportunity to make this charming terraced house your own in this popular neighbourhood.

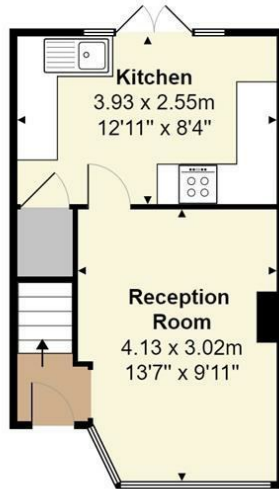
Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

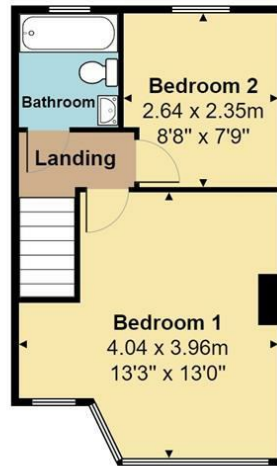


Lovlace Avenue, Bromley, BR2

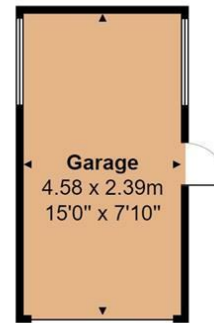
Total Floor Area: 61.7 m² ... 665 ft²



Ground Floor
Total Floor Area 25.4 m² ... 273 ft²



1st Floor
Total Floor Area 25.4 m² ... 273 ft²



Outbuilding
Total Floor Area 10.9 m² ... 118 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

01689 819991

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