



**31 Brookmead Avenue, Bromley, Kent, BR1 2JX**  
**£725,000**



31 Brookmead Avenue, Bromley,  
Kent, BR1 2JX

- Extended 3 Bed Family Home
- Two Bathrooms
- Scope to Further Extend STPP
- Generously Sized Kitchen / Diner
- West Facing Garden
- Council Tax Band E

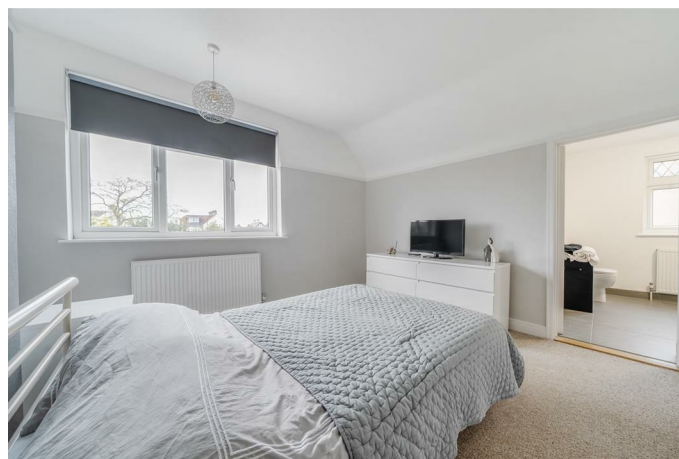




An extended (with scope for further extensions, STPP) 3 bedroom family home, located within a quiet road yet with easy access for all local amenities, including a number of quality schools. Amongst the properties many features is it's 22'3 x 12'6 sized light & bright Kitchen/Diner, which in turn leads out onto the secluded 90'11 x 30'8 sized West facing garden, ideal for the afternoon & evening sun. Boasting two bathrooms & presented in A1 order throughout, this home is sure to attract much interest & your early viewing comes highly recommended,

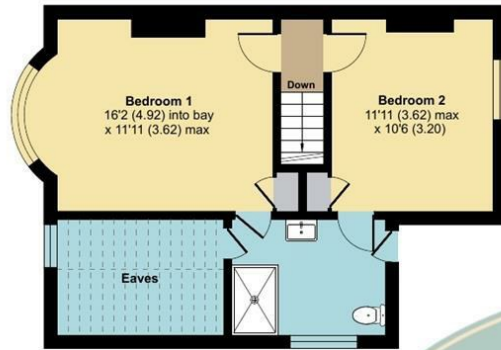
## Viewing

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.

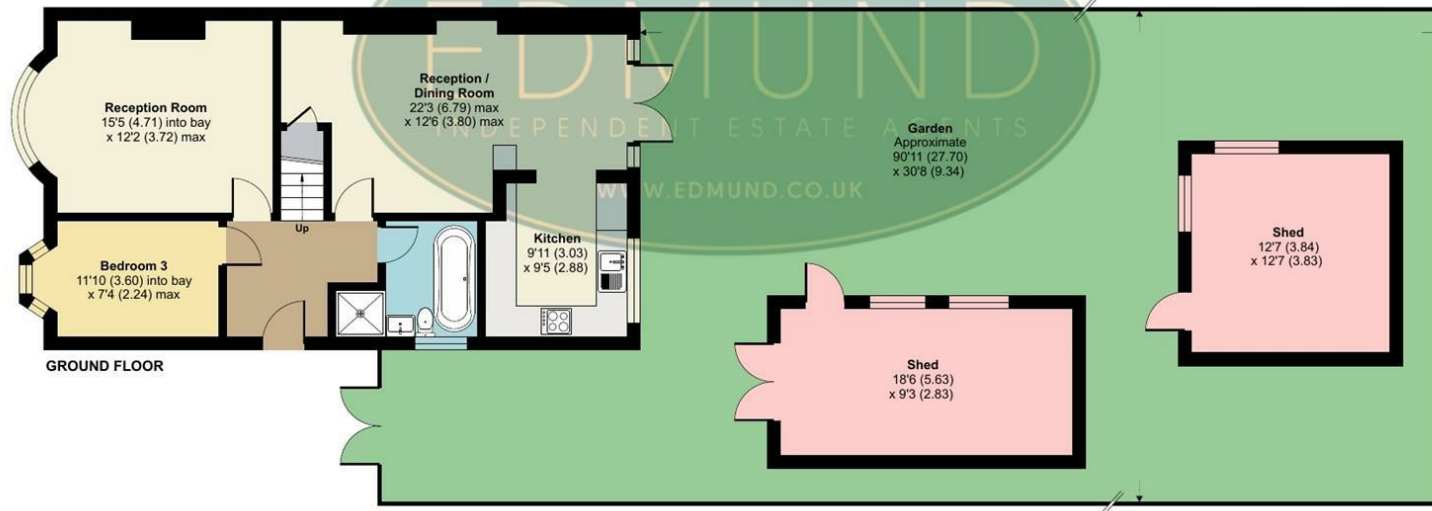


# Brookmead Avenue, Bromley, BR1

Approximate Area = 1166 sq ft / 108.3 sq m  
 Limited Use Area(s) = 87 sq ft / 8 sq m  
 Outbuildings = 330 sq ft / 30.6 sq m  
 Total = 1583 sq ft / 146.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2024. Produced for Edmund Estate Agents. REF: 1209625

## 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		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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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