



Southlands Road, Bromley, BR2 9QZ
Offers In Excess Of £600,000 Freehold

'Chain Free' three bedroom semi detached family home close to Bickley station, Raglan Primary School, local parks & shops, with potential to extend (STPP) into the roof and also to the side. The accommodation currently consists two reception rooms, fitted kitchen and 17'8 x 8'8 lean to downstairs whilst upstairs are three bedrooms, family bathroom and large built-in cupboard to side you would look to incorporate into the bathroom. Externally there is a 60' garden to rear mainly laid to lawn backing onto private allotments and paved frontage providing off street parking for two cars. Your earliest viewing is highly recommended.

PORCH

Open wood framed porch with quarry tiled floor.

ENTRANCE HALL 15'1 x 5'9 (4.60m x 1.75m)

Double glazed front door with opaque double glazed window to side. Coving, radiator and under stair storage.

LOUNGE 14'4 x 13' (4.37m x 3.96m)



Double glazed bay window to front, coving, radiator and gas feature fireplace with wooden surround.

DINING ROOM 13' x 11'2 (3.96m x 3.40m)



Double glazed patio doors to rear. Coving, cable TV point, radiator and gas feature fireplace with tiled surround.

FITTED KITCHEN 9'10" x 7'4" (3.00m x 2.24m)



Double glazed window to rear and door to lean to. Range of wall and base units with worksurfaces over, stainless steel sink with mixer tap and drainer, integrated four ring gas hob with extractor hood over, integrated electric oven, local tiling and vinyl flooring. Wall mounted Worcester Bosch combination boiler, space and plumbing for washing machine and space for under counter fridge

LEAN TO 17'8 x 8'8 (5.38m x 2.64m)



Door to rear, access to garage, power and light.

LANDING 9'8 x 7' (2.95m x 2.13m)

Opaque double glazed window to side, built in storage cupboard and loft access hatch.

BEDROOM ONE 14'7 x 11'8 (4.45m x 3.56m)



Double glazed bay window to front, coving and radiator.

BEDROOM TWO 13' x 11'8 (3.96m x 3.56m)

Double glazed window to rear, coving, built in wardrobe and radiator.

BEDROOM THREE 8'10" x 7' (2.69m x 2.13m)



Double glazed window to front, coving and radiator.

FAMILY BATHROOM 7'1 x 7' (2.16m x 2.13m)



Opaque double glazed window to rear and half tiled walls. White suite comprising wood panelled bath, pedestal wash hand basin, low level WC, radiator and vinyl flooring.

GARAGE 16'2 x 8' (4.93m x 2.44m)



Wooden doors to front, power, light and access to lean to.

GARDEN 60' x 30' (approx) (18.29m x 9.14m (approx))



Mainly laid to lawn with small patio area, mature shrub borders and backing onto private allotments.

FRONTAGE



Paved frontage providing off street parking and access to garage.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 93sqm (Approximately 1001sqft)

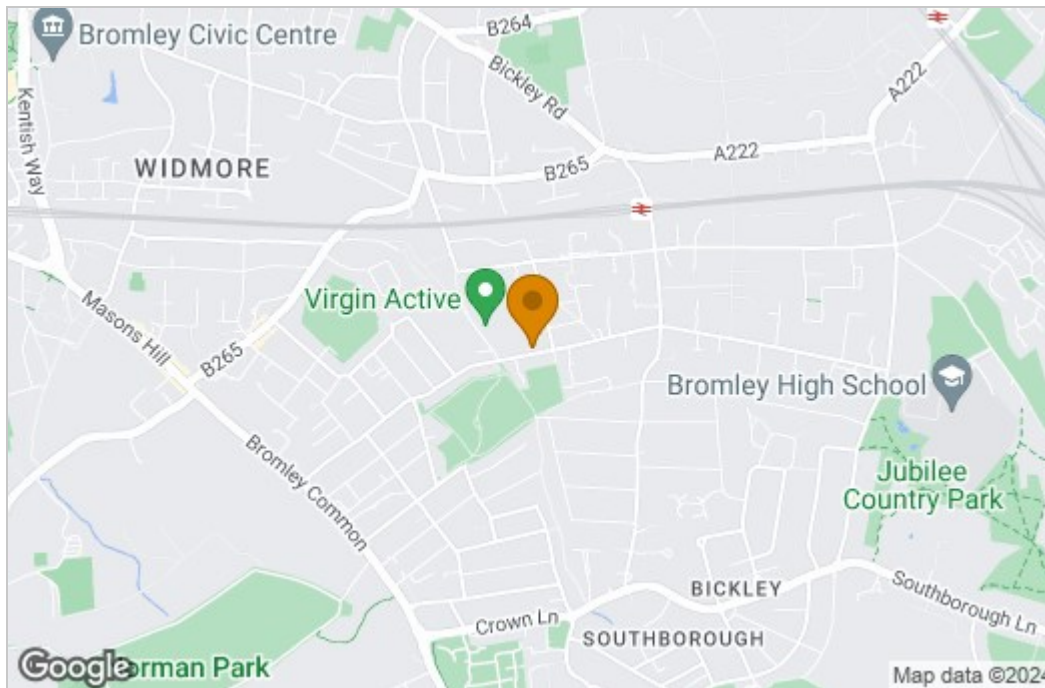
COUNCIL TAX BAND 'E'

Floor Plan

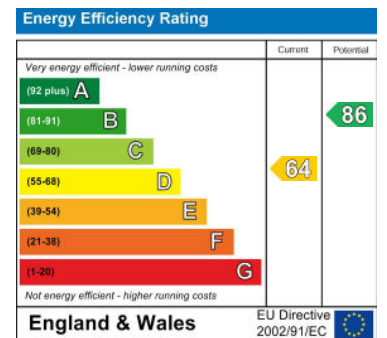


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.