



297 Southborough Lane, Bromley, Kent, BR2 8BG  
£725,000



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Kent, BR2 8BG

- Extended 4 bedroom family home
- 2 Large receptions
- Modern kitchen & Bathroom
- First floor bathroom & ground floor shower room
- Ideal for a number of schools & stations
- 85' garden Backing on to Jubilee Country Park
- Off road parking

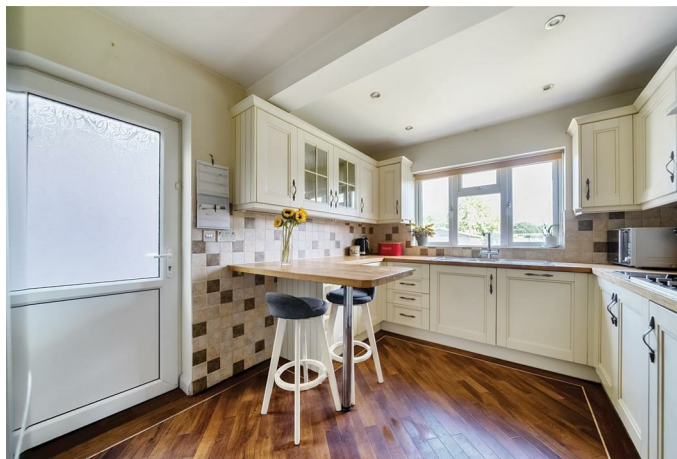




Located between Bickley and Petts Wood, both with access to a well serviced mainline station, Edmund are delighted to present this wonderful and attractive semi detached family home which has been extended to offer 4 bedrooms . This sought after location offers near immediate access to the very popular Southborough Primary school, along with a host of amenities including shop, cafes and local businesses in central Petts Wood or along Fairway. The property is very well presented and features a larger than average entrance hallway, a ground floor combined W.C and shower room, a modern kitchen and two very good size reception rooms. The first floor offers 4 equally proportioned bedrooms and a family bathroom. To the front there is a driveway suitable for 2/3 vehicles and to the rear a well presented rear garden which back on to the open fields of Jubilee Country Park. This is a good size family home and a viewing to appreciate all that's on offer comes highly recommended.

## Viewing

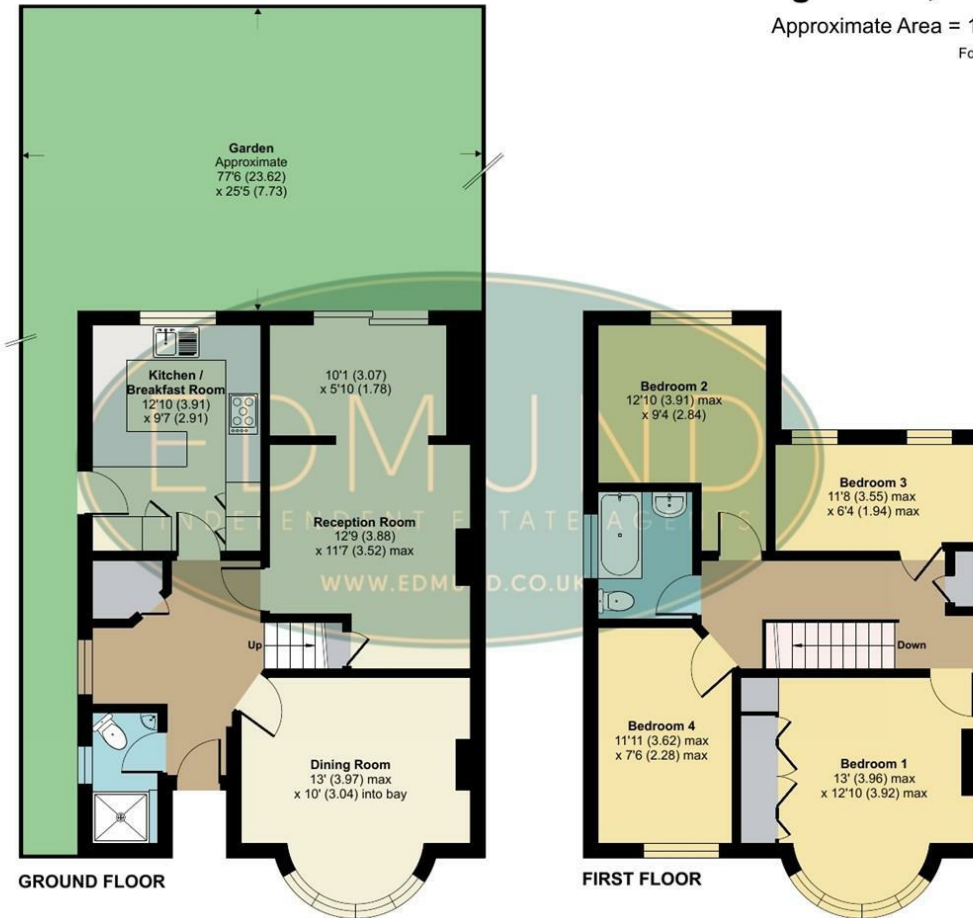
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



# Southborough Lane, Bromley, BR2

Approximate Area = 1203 sq ft / 111.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edmund Estate Agents. REF: 1310938

## 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
	EU Directive 2002/91/EC	

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