



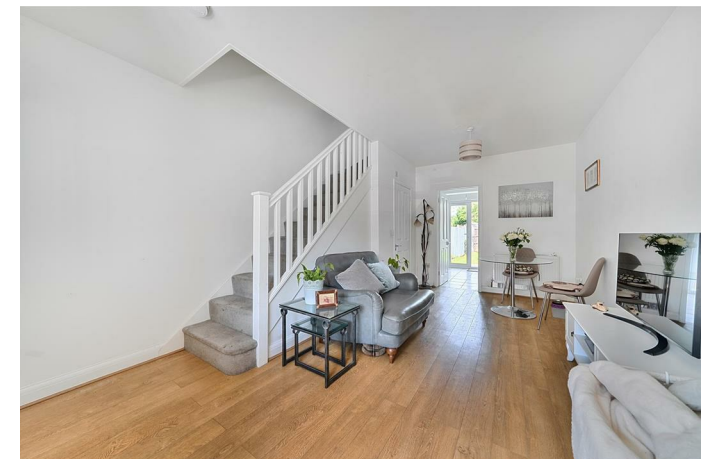
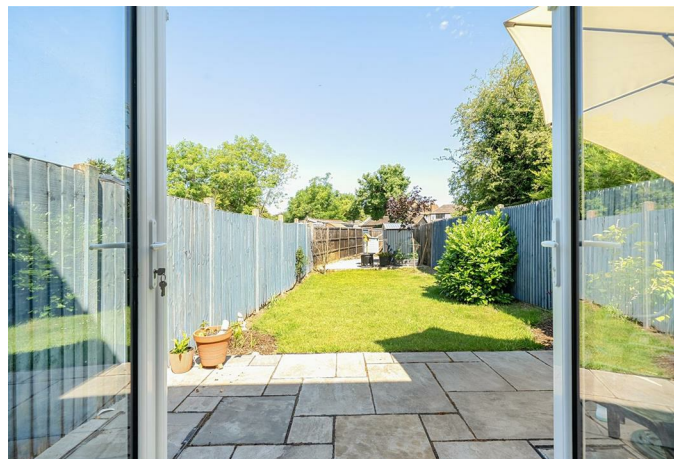
5A Sunray Avenue, Bromley, BR2 8EN  
£450,000

5A Sunray Avenue, Bromley, BR2 8EN

- Two Bed End of Terrace House
- Well Appointed Kitchen
- Secluded Rear Garden
- Two Good Sized Bedrooms
- Off Street Parking
- Council Tax Band D



This two bedroom end of terrace property needs to be viewed internally for the quality of accommodation to be fully appreciated. The property comprises, to the ground floor a porch, light and bright reception room, a large understairs cupboard, which was previously a downstairs WC and the plumbing remains if the new owners wish to reinstate. The well appointed kitchen overlooks the secluded rear garden, whilst upstairs, we find two good sized bedrooms and family bathroom. Additionally, there is off street parking to the front. Ideally suiting first time buyers or a down-sizer, this home is sure to attract much interest and your early viewing comes highly recommended.

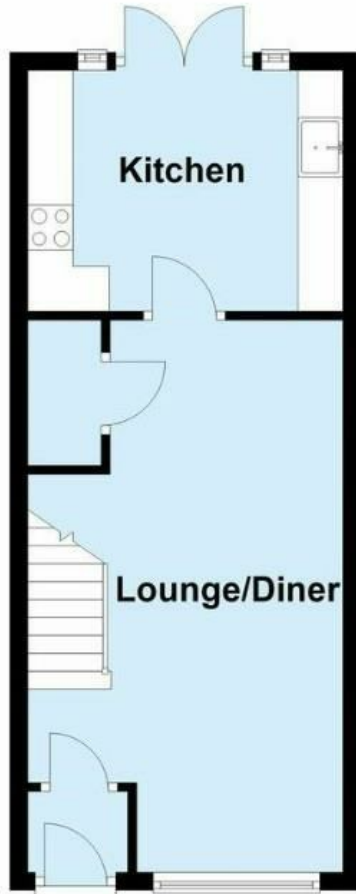


## Viewing

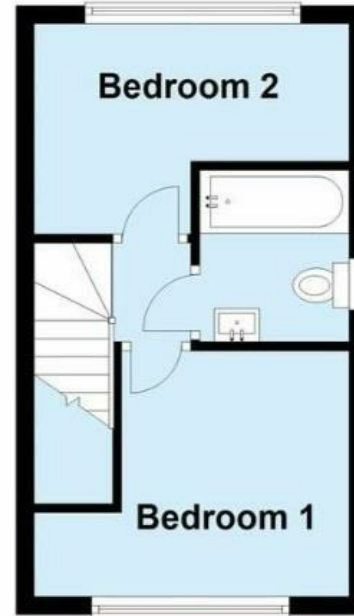
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



## Ground Floor



## First Floor



This plan is for general layout guidance and may not be to scale.

### 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		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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