



homezone

£450,000 Freehold

30 Mosslea Road

Bromley, BR2 9PS

- CHAIN FREE SALE
- TWO DOUBLE BEDROOM FAMILY HOME
- SPACIOUS OPEN PLAN KITCHEN/DINER
- LEAN-TO CONSERVATORY WITH SEPARATE WC
- BEAUTIFULLY PRESENTED REAR GARDEN
- WELL PRESENTED PROPERTY THROUGHOUT
- QUIET HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO CHATTERTON VILLAGE
- GOOD LOCAL SCHOOLS INCLUDE RAGLAN AND BISHOP JUSTUS
- EASY ACCESS TO BROMLEY AND BICKLEY STATION



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CHAIN FREE SALE

Nestled in the heart of the ever popular Chatterton Village, to the south of Bromley town centre, we are delighted to offer for sale this attractive and surprisingly spacious two double bedroom terraced period cottage, a property that has been in the ownership of the current owner since the 1960's.

The property comprises an attractive lounge to front and an open plan kitchen/dining room to the rear, with a lean-to/conservatory accessed from the dining area and which also benefits from a separate downstairs WC. To the first floor are two generous double bedrooms, both with fitted/built in cupboards/wardrobes, and a family bathroom with an electric shower over bath.

This property will require some modernisation to bring it up to current day finish, but it is a very tidy and well maintained home, having been lovingly cared for throughout its long ownership.

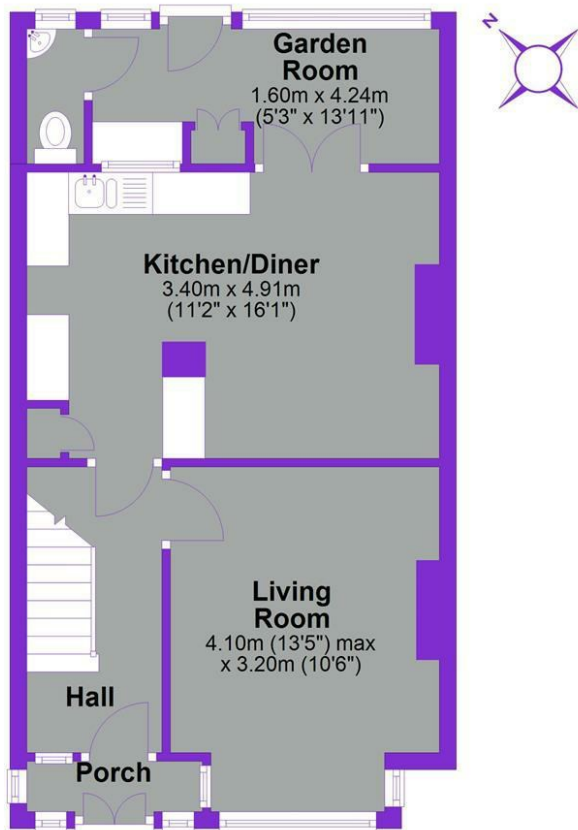
The rear garden is beautifully maintained, with an attractive paved patio, mainly laid to lawn with landscaped planting areas to the sides and a storage shed and greenhouse to the rear.

Good local schools include Raglan Primary, Bishop Justus Primary, Ravenswood Secondary for Boys, Ravensbourne Secondary School and Bromley College. Chatterton Village benefits from a wide range of shops, businesses and restaurants, including a Co-Op store for groceries. With close proximity to the A21, access into the town centre and south towards the M25 is easy.



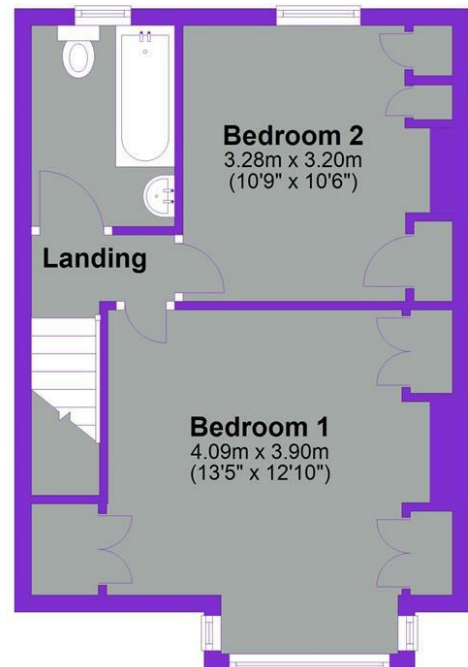
Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Entrance Hall

Enclosed porch with double glass panelled doors, light fitting, painted timber front door with glass panels, neutral carpet, neutral wall paper, ceiling light fitting, coving, under stairs storage space, small meter cupboard.

Lounge

White painted panelled door, carpeted flooring, wall paper to walls, recess shelving, aluminium framed double glazed windows, electric storage heater, coving, ceiling light fitting.

Open Plan Kitchen/Dining Room

Glazed panelled door, cream colour ceramic floor tile, neutral walls with feature wall papered chimney breast, coving, a cream colour kitchen suite with stone effect worktops, spaces for appliances, double glazed window to kitchen area and double glazed French doors to dining area leading to the lean-to/conservatory.

Lean-to/Conservatory

Neutral carpet, part tiled and part painted internal decoration, UPVC double glazed windows, with a plastic fluted roof covering, light fitting, door leading to garden. Access from this room is a ground floor WC room with white WC, wall mounted corner basin and tiled walls.

Master Bedroom

White painted panelled door, storage heater, green carpet, wall papered walls painted pale yellow, a range of built in wardrobes and overhead storage, with a further double built in wardrobe to opposite wall, aluminium framed double glazed windows, wall lights.

Bedroom 2

White painted panelled door, grey carpet, white emulsion painted walls, aluminium framed double glazed window, two built in storage cupboards to chimney breast recesses, ceiling light fitting.

Bathroom

White painted panelled door, grey ceramic floor tiles, white bath with electric shower over and folding glass shower screen, pedestal wash basin, WC, aluminium framed double glazed window, tiled walls, ceiling light fitting, electric heater towel rail and a wall mounted fan heater, loft hatch, glass wall shelf and mirrored bathroom cabinet.

Rear Garden

To the rear of the property is a spacious garden extending to approximately 60ft, comprising paved patio with attractive trellis and picket style gate boundary, mainly laid to lawn with planting beds to both sides, fenced boundaries, storage shed and greenhouse to rear of garden.

EPC

EPC Energy Rating : D

Council Tax

Council tax Band D - Bromley Council
Bromleys published rates for 2023/2024 for Band D are a total of £1842.19 per annum.

Utilities

Electricity: Mains connected, current supplier is Octopus Energy (to be confirmed by vendor).
Gas: Mains connected, current supplier is Octopus Energy (to be confirmed by vendor).
Water: Mains connected, supplier is Thames Water.
Estimated Broadband Speeds: Basic 5mbps/Superfast 80 mbps/Ultrafast 1000 mbps.
Mobile Coverage: EE/Vodafone/Three/O2.
Satellite/Fibre/TV Availability: BT/Sky/Virgin.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.