



homezone

**£630,000 Freehold**

**11 Ellen Close**

Bromley, BR1 2QW

- BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE
- CHAIN FREE
- QUIET CUL-DE-SAC LOCATION
- ENSUITE SHOWER ROOM
- GROUND FLOOR WC
- MODERN WHITE GLOSS KITCHEN SUITE
- INTEGRAL GARAGE/LARGE DRIVEWAY
- ATTRACTIVE GARDEN & PATIO
- CLOSE TO ST GEORGES PRIMARY SCHOOL
- APPROX 0.5 MILES FROM BICKLEY STATION



**Homezone Property Services - Beckenham**

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Located in a very popular and quiet cul-de-sac within easy reach of Bickley station and Bromley town centre is this beautifully presented three bedroom two bathroom semi-detached modern family home presented in excellent order throughout.

Internally, the property comprises spacious entrance hall with enclosed porch, large coats cupboard and a ground floor WC, a modern gloss white kitchen suite, and a large open plan living room that overlooks the rear garden with access to the garden via large sliding patio doors.

On the first floor are three generous-sized bedrooms (two of which benefit from built-in wardrobes) and two bathrooms, one being the family bathroom and the other a master bedroom ensuite shower room.

The property is tastefully presented throughout with a modern and elegant style. The rear garden is a wide plot garden approx 35ft x 25ft with large patio area and an artificial lawn with planter to side, walled and fenced boundaries, and attractive hedging to the rear providing much seclusion. To the front is a modern grey full driveway which can accommodate 2-3 vehicles, plus an integral garage with metal up and over door and further storage recess to rear.

St Georges Primary school is just a short walk from the property, and Bickley station is within half a mile. Bromley and Chislehurst town centres are also within easy reach.

A beautiful semi-detached family home in a highly popular location, an early viewing is highly recommended.



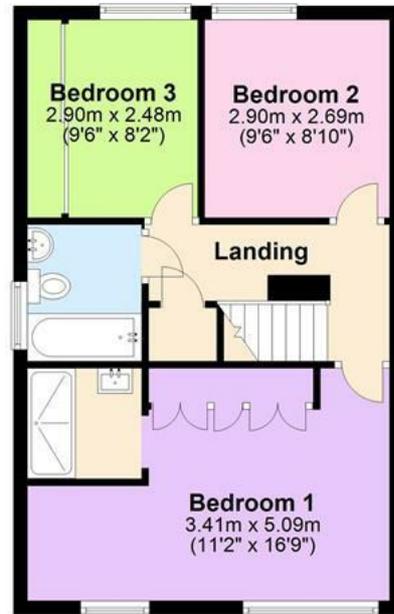
### Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 103.1 sq. metres (1110.2 sq. feet)

### **Entrance Hall**

Enclosed porch with double glazed sliding entry door, tiled floor, grey wood panelled front door with side window, grey wood effect laminate flooring, light blue emulsion painted walls, double cloak cupboard, ceiling light fitting, radiator in wooden cover, rear double glazed door leading to garden.

### **Separate WC**

White painted panelled door, grey wood effect flooring, wallpaper to walls, low-level WC, wall mounted corner wash basin, double glazed window, ceiling light fitting, radiator.

### **Kitchen**

10'9 x 8'0 (3.28m x 2.44m)

Light cream natural stone effect gloss finish floor tile, gloss white kitchen suite with black stone effect laminated worktops, high-level double oven, gas hob with integrated extractor unit, spaces for washing machine, fridge freezer and dishwasher, white enamel 1.5 bowl sink and drainer unit, double glazed window, grey emulsion painted walls with blue gloss splash panel to rear of hob, ceiling light fitting.

### **Living Room**

16'10 x 13'2 max into recesses (5.13m x 4.01m max into recesses)

White painted panelled door, grey wood effect laminated flooring, part emulsion painted walls with a feature wallpapered wall, two ceiling light fittings, radiator, double glazed large sliding patio doors to garden, additional double glazed window to side.

### **Master Bedroom**

16'10 max x 11'0 max / 5'6 min recess (5.13m max x 3.35m max / 1.68m min recess)

White painted panelled door, grey carpet, large range of white built-in wardrobes, white emulsion painted walls, two double glazed windows, ceiling light fitting, radiator.

### **Bedroom 2**

9'3 x 8'4 (2.82m x 2.54m)

White painted panelled door, grey carpet, white emulsion to walls, double glazed window, radiator.

### **Bedroom 3**

9'3 x 8'1 max to rear of wardrobes (2.82m x 2.46m max to rear of wardrobes)

White painted panelled door, grey carpet, white emulsion painted walls, large built in wardrobes with sliding mirrored doors, double glazed window, radiator, ceiling light fitting.

### **Family Bathroom**

6'10 x 5'4 (2.08m x 1.63m)

White painted panelled door, wood effect vinyl flooring, white three piece bathroom suite comprising bath, WC and pedestal wash basin, recessed high-level shelving, part tiled walls with remainder painted in white emulsion, double glazed window, radiator, ceiling light fitting.

### **Frontage**

The front of this property benefits from a grey finish paved driveway which provides off-road parking for 2-3 vehicles. There is a shallow wall boundary to the front and side and side access through a wrought iron gate to the rear garden.

### **Rear Garden**

Accessed from hallway and living room patio doors, the garden measures approximately 35ft x 25ft, and comprises a paved patio with a larger patio area to the side of the property, and a raised lawn area that benefits from high-quality artificial grass, planting borders to side and rear, a combination of walled and fenced boundaries.

### **Council Tax**

Band: D

### **EPC**

Band: C

#### **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.