



£600,000 Freehold

47 Leamington Avenue

Bromley, BR1 5BJ

- SEMI DETACHED FAMILY HOUSE
- THREE BEDROOMS
- TWO GOOD SIZE RECEPTION ROOMS
- FITTED KITCHEN WITH BUILT_IN OVEN & HOB
- MODERN FAMILY BATHROOM
- DELIGHTFUL GARDENS
- USEFUL GARDEN STUDIO ROOM
- GARAGE AT REAR
- POPULAR LOCATION
- EPC - BAND D



Homezone Property Services

104 Beckenham Lane, Shortlands, Bromley, BR2 0DW
tel. 020 8464 9952 mail. bromley@homezone.co.uk
web. www.homezone.co.uk





GUIDE PRICE £600,000 - £625,000

A superb 1930's built three bedroom semi detached family house located within a popular residential road with good schools close by and in walking distance of Grove Park station.

This lovely property provides bright and spacious accommodation with a delightful mature rear garden which features two large decked terraces - ideal for outdoor entertaining - plus a useful garden studio room.

Internally, the property comprises: a spacious entrance hallway; two large reception rooms - both with bay windows and a feature gas fireplace in the dining room; kitchen with a good range of fitted units. Upstairs, there are three bedrooms - two good sized double rooms plus a single - and a large and well appointed family bathroom.

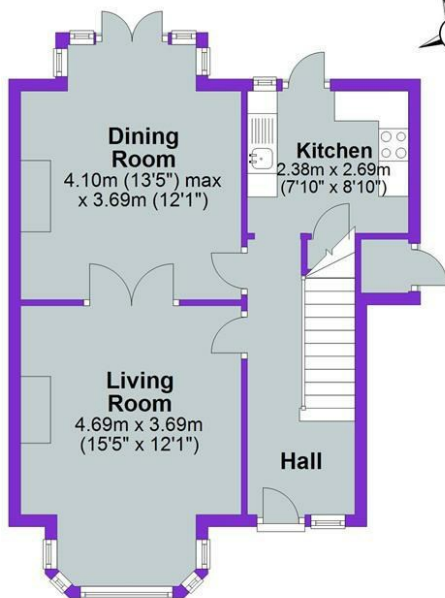
Outside, the garden is a great feature with a large area of level lawn and a raised decked patio adjacent to the house. At the rear, the owners have recently installed a full width oak decked terrace with covered pergola and barbeque area. The garden studio is currently used as an occasional bedroom but would make the perfect work from home office. There is also a single garage with light and power.

Leamington Avenue is an attractive and quiet road forming part of the popular Links Estate. It provides great access to Grove Park station with trains to London Bridge/Charing Cross, and is close to a range of useful shops in Burnt Ash Lane. Bromley High Street, along with The Glades retail centre, is also within easy reach being around two miles.



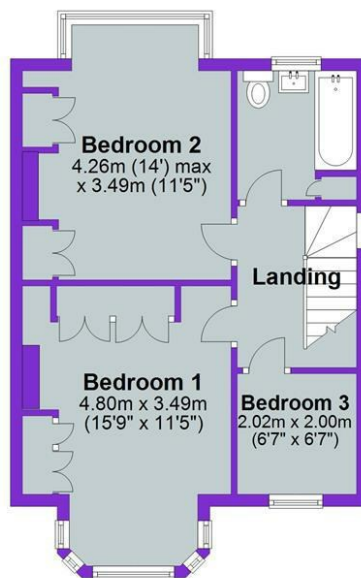
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



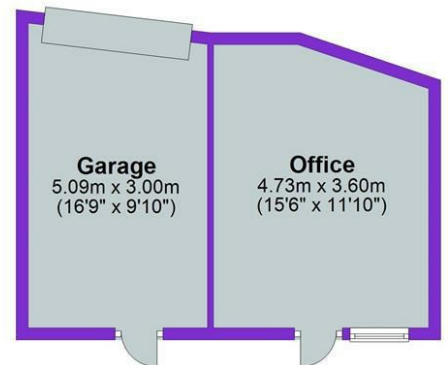
First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Outbuilding

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 121.2 sq. metres (1304.8 sq. feet)

COVERED PORCH

Outside light.

HALLWAY

Part glazed front door; Amtico wood effect flooring; built-in understairs storage cupboard; stairs to first floor.

LOUNGE

15'5 x 12'1 (4.70m x 3.68m)

Double glazed bay window to front; radiator; wood effect flooring; fireplace with wood surround; glazed bi-fold internal doors leading to dining room.

DINING ROOM

13'5 x 12'1 (4.09m x 3.68m)

Double glazed bay window to rear with French doors leading to the garden; two radiators; feature cast iron fireplace with gas fire.

KITCHEN

8'10 x 7'10 (2.69m x 2.39m)

Double glazed window to door to rear; fitted with a good range of wall and base units with worktops to three walls; inset stainless steel sink unit; fitted gas hob with extractor hood over; built-in double oven; spaces for appliances; part tiled walls; Karndean tiled effect flooring.

FIRST FLOOR LANDING

Double glazed leaded light window to side; access to loft space via retractable loft ladder (loft boarded for storage and with light).

BEDROOM 1

15'9 x 11'5 (4.80m x 3.48m)

Double glazed bay window to front; wood effect flooring; radiator; good range of modern fitted wardrobes to two walls.

BEDROOM 2

14' x 11'5 (4.27m x 3.48m)

Double glazed bay window to rear; radiator; two fitted wardrobes within recesses; wood effect flooring.

BEDROOM 3

6'7 x 6'7 (2.01m x 2.01m)

Double glazed window to front; radiator; wood effect flooring.

BATHROOM

Double glazed window to rear; fitted with a

modern and well appointed suite comprising panelled bath with fitted electric shower over and glass shower screen; fitted wash basin/vanity storage unit; WC; part tiled walls; vinyl flooring; heated towel rail/radiator.

GARDEN

approx 60' (approx 18.29m)

An attractive rear garden, well stocked with mature trees and shrubs providing a good level of seclusion. Main area of lawn with two decked terraces. Side and rear access; outside tap, outside store cupboard with light plus useful side area for storing bins/recycling.

GARAGE

16'9 x 9'10 (5.11m x 3.00m)

Good sized single garage at rear with up and over door, light and power plus door to garden.

GARDEN STUDIO

15'6 x 11'10 (4.72m x 3.61m)

Formally part of the garage, now used as an occasional bedroom/studio. Double glazed window and door leading to the garden.

COUNCIL TAX

London Borough of Bromley - Band E

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.