

# PULLEN

ESTATE AGENTS



20A College Road  
Bromley, BR1 3NS

Guide price £400,000 - £450,000



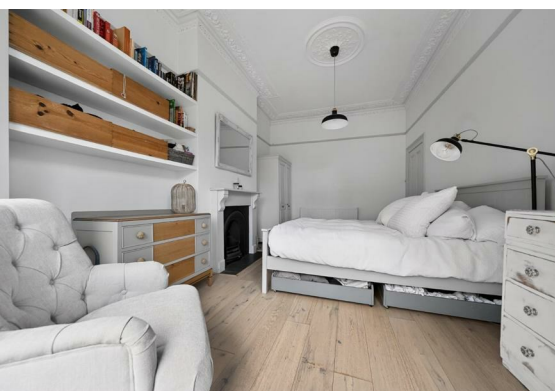
GUIDE PRICE £425,000 to £450,000

Forming part of an elegant converted Victorian residence, this exceptional ground floor apartment offers the rare advantage of a private rear garden and off-street parking, all within easy reach of Bromley town centre. Internally, the home is beautifully presented and thoughtfully arranged, featuring two generously proportioned bedrooms and a striking open-plan living space, a fitted kitchen, complete with bi-folding doors that seamlessly open onto the garden, and the bathroom which is finished high standard, offering a luxurious suite with both a bath and a separate shower.

The private rear garden is the true gem of the property, as well as the bonus of a private driveway providing valuable off-street parking, with direct access into the garden for added practicality. Another unique feature of this home is the cellar, which provides ample storage.

Ideally located just a short stroll from Bromley town centre, with its array of shops, restaurants and excellent transport connections, this impressive home offers a superb blend of character.

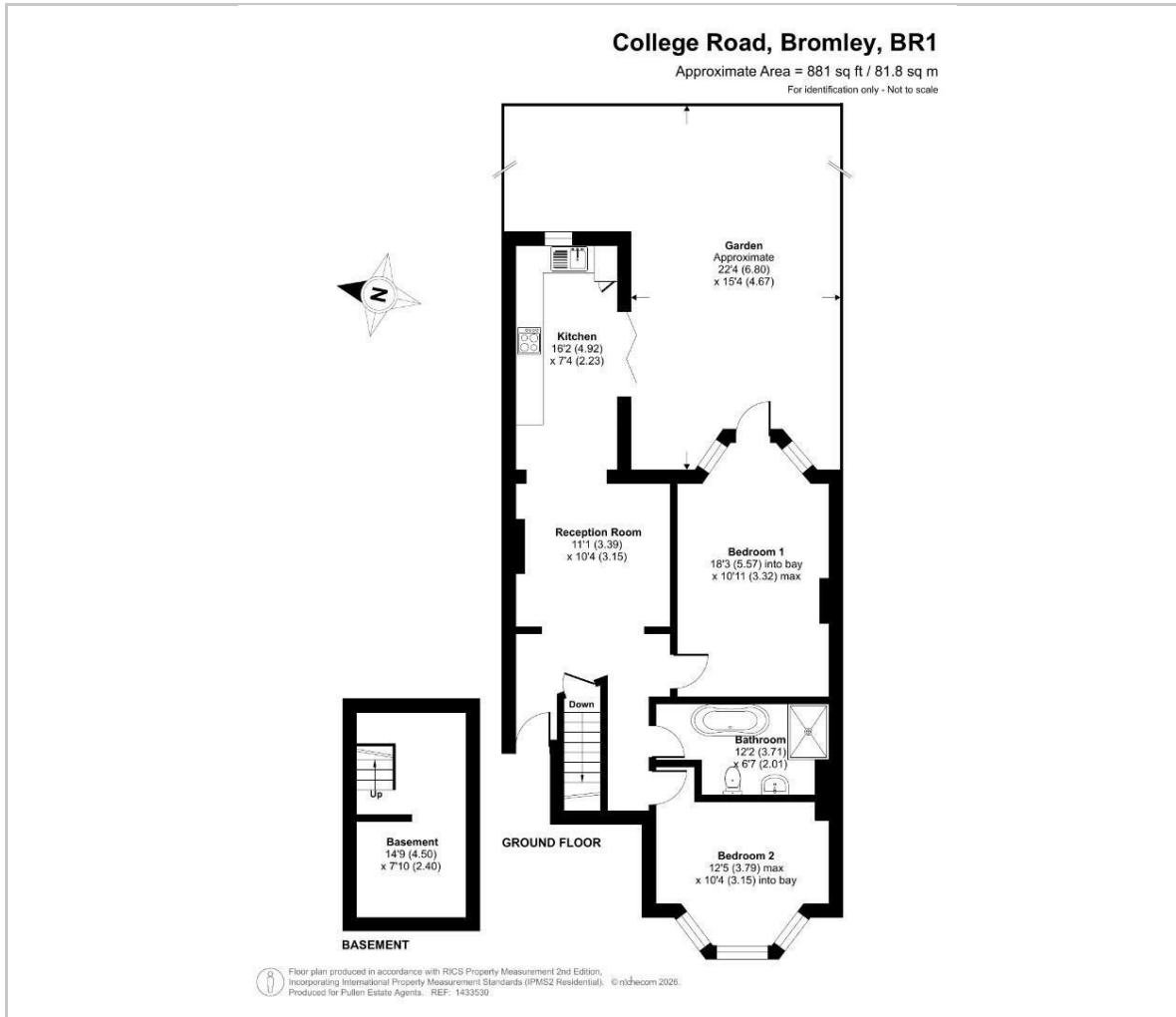




**Vendors Comments** - We've absolutely loved living in this flat — it's been so much more than just a home for us. One of our favourite things has always been the lovely outdoor space, which gets sun for most of the day. It's been perfect for summer barbecues, dinner parties with friends, and quiet mornings with coffee in the sun. Inside, both bedrooms are filled with natural light, giving the whole place a bright, welcoming feel. The second bedroom has truly evolved with us — from a cosy guest room, to a home office during lockdown, to a nursery for our first baby, and now a shared space for our toddler and baby. This flat is where we started our family, and it holds a very special place in our hearts.

The kitchen has been ideal for entertaining, especially with the folding doors that open right out to the garden — creating a great flow between indoors and outdoors. We've also loved how close we are to everything. The high street is just a short walk away, and having three train stations nearby has made getting around really easy. We hope the next owners will enjoy this home as much as we have. It's a space that holds so many happy memories, and we're excited for someone new to create their own here.

## Floor Plan



## Viewing

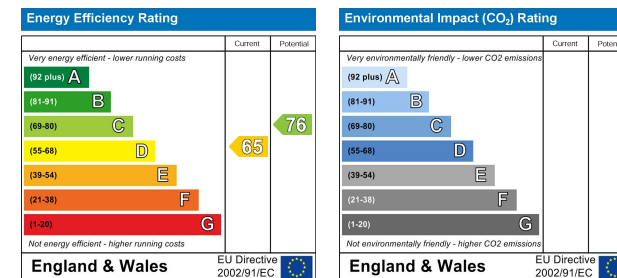
Please contact our Chislehurst Office on 02034899589 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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