



Harwood Avenue, Bromley | £900,000 Freehold

Situated on the popular Palace Estate we are delighted to offer for sale this beautifully well refurbished four bedroom 1930's semi detached house that is offered for sale chain free. This family home in recent years was updated and modernised to a particularly high standard in our opinion and offering particularly light and spacious living accommodation to suit the needs of any growing family. The living space briefly comprises a large bright lounge, study, stunning dining room open plan to a modern kitchen boasting a host of integrated appliances, utility room and WC on the ground floor while on the first floor there are three equally well proportioned bedrooms, family bathroom and separate WC. These character houses do lend themselves to further development and potential for further extension does exist subject to planning to suit one's individual needs. This property is a short walk to Bromley town centre and two mainline stations as well as being walking distance to a host of well regarded schools and with a 100ft landscaped rear garden and off road parking for at least two cars early attention to view is well advised.



FEATURES

- 1930s semi detached house
- Beautifully refurbished to a high standard
- Four bedrooms
- Neutrally interior designed.
- Off street parking
- Popular Palace Estate

ACCOMODATION

Entrance Hall 18'1 x 6'7 (5.51 x 2.01)

Study 9'7 x 7'7 (2.92 x 2.31)

Lounge 17'5 x 14'2 (5.31 x 4.32)

Dining Room 14'3 x 13'6 (4.34 x 4.11)

Kitchen 14'11 x 12'10 (4.55 x 3.91)

Open plan to the dining room

Utility Room 6'3 x 5'11 (1.91 x 1.8)

WC

First floor landing

Bedroom One 17'5 x 14'2 (5.31 x 4.32)

Bedroom Two 14'2 x 14'1 (4.32 x 4.29)

Bedroom Three 15'1 x 10'11 (4.6 x 3.33)

Bedroom Four 10'7 x 7'3 (3.23 x 2.21)

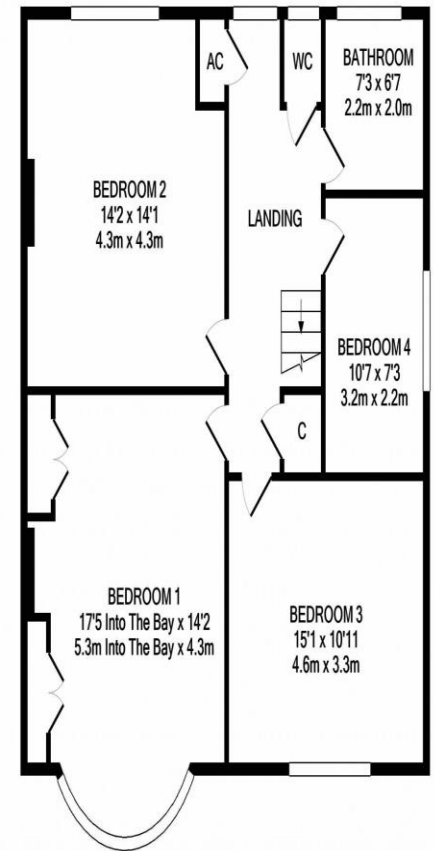
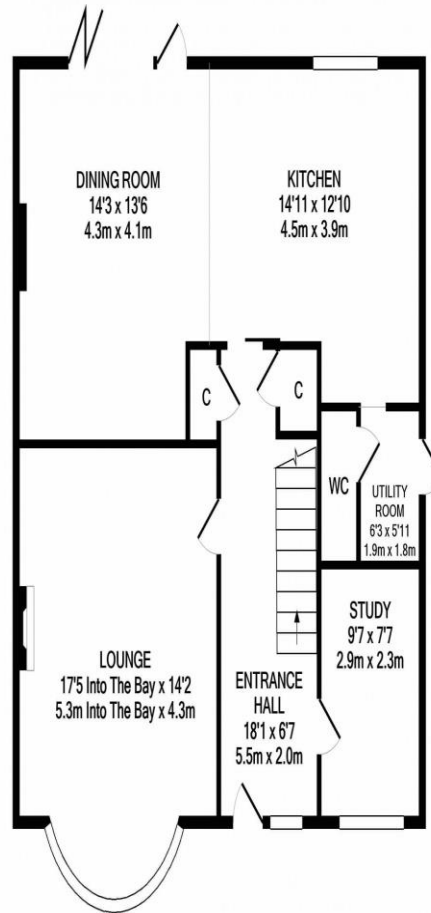
Bathroom 7'3 x 6'7 (2.21 x 2.01)

Garden

100 feet garden with a large lawn area, play area and patio BBQ area. Timber shed.

Directions

From our Widmore Road office turn right towards Bromley town centre and before the last traffic lights turn left into St Blaise Avenue and Harwood Avenue is on the left-hand side.



TOTAL APPROX. FLOOR AREA 1634 SQ.FT. (151.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
UK	EU Directive 2002/91/EC	

Environmental Impact Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
UK	EU Directive 2002/91/EC	

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