



## Ferndale, Bromley | £524,995 Freehold

Situated in this quiet cup de sac in a popular residential area we are pleased to offer for sale this particularly spacious three bedroom 1930's house that offers huge potential to improve and enhance creating the opportunity to create your own perfect home. This property is conveniently located walking distance from all amenities of Bromley town centre and is also within the local catchment area for a host of well regarded schools including Bullers Wood for Boys and Girls. There is scope for extending this home subject to planning permission but presently the accommodation briefly comprises a bright through lounge / diner, and fitted kitchen on the ground floor while on the first floor there are three equally well proportioned bedrooms and a family bathroom. This property we feel is competitively priced to sell and with motivated vendors looking for a simple, straightforward sale with no onward chain. Additionally the property benefits from a sunny aspect rear garden, a driveway for at least two cars and a garage that could be converted to summer house or home office. Viewings are by appointment only via the vendors sole selling agents.



- 1930's terraced house
- Close to well regarded schools
- Garage and driveway.
- Huge Potential to improve
- Quiet cut de sac
- Retained original features

#### Hallway

**Kitchen** 10'8" x 6'11" (3.25 x 2.11)

**Lounge/Diner** 20'8" x 12'10" (6.3 x 3.91)

#### Landing

**Family bathroom** 7'10" x 5'9" (2.39 x 1.75)

**Bedroom One** 10'10" x 10'6" (3.3 x 3.2)

**Bedroom Two** 12'7" x 9'11" (3.84 x 3.02)

**Bedroom Three** 8'4" x 6'8" (2.54 x 2.03)

#### Garden

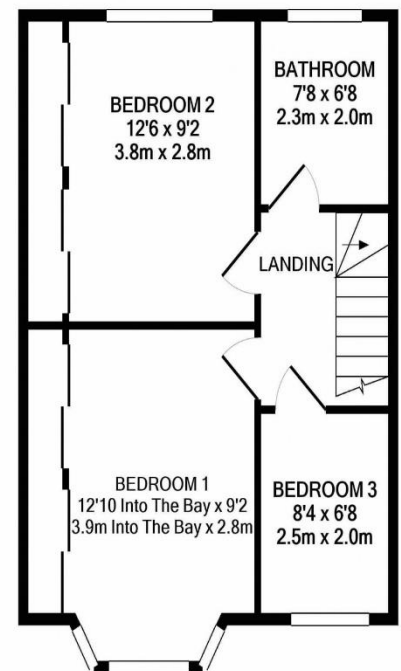
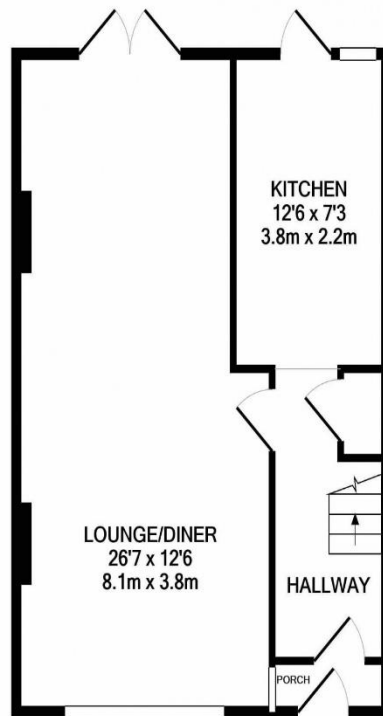
Approximately 40 ft mainly laid to lawn with a sunny aspect.

#### Garage

To rear

#### Driveway

Directions: From our Widmore Road office turn left and then right onto Tylney Road and take the right hand turn into Pembroke Road. Ferndale can be found on the right hand side.



TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
<b>UK</b>	EU Directive 2002/91/EC		<b>UK</b>	EU Directive 2002/91/EC	

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