



## Widmore Lodge Road, Bromley, Kent BR1 2QF

**Freehold**

**£575,000**

Spacious 'CHAIN FREE' three bedroom semi detached family home in a popular residential road with potential to extend to the side and into the loft (STPP). The property consists two receptions, fitted kitchen, three bedrooms and family bathroom with a South Eastly aspect rear garden, detached garage and off street parking. The area is serviced close to both Bickley and Chislehurst mainline stations as well as good local schools and shops. The property benefits from double glazing but does require modernisation elsewhere.

## Property Features

- CHAIN FREE
- THREE BEDROOM & TWO RECEPTIONS
- FITTED KITCHEN
- FAMILY BATHROOM
- 18' X 9' DETACHED GARAGE

- POTENTIAL TO EXTEND STPP
- SE ASPECT REAR GARDEN
- TWO MAINLINE STATIONS
- CLOSE TO GOOD SCHOOLS
- NEEDS MODERNISATION

## Property Description

### ENTRANCE HALL

13' 8" x 6' (4.17m x 1.83m)

Double glazed front door with opaque glazed inserts leads into entrance hall with double glazed window to side, coving, under stair cupboard and electric storage heater.

### LOUNGE

13' 10" x 11' 6" (4.22m x 3.51m)

Double glazed bay window to front, electric storage heater, electric feature fireplace and wall lights.

### DINING ROOM

14' 7" x 10' 5" (4.44m x 3.18m)

Double glazed bay window to rear with central French doors leading to garden. Electric storage heater, electric feature fireplace with storage and display units either side of chimney breast.

### FITTED KITCHEN

10' x 7' (3.05m x 2.13m)

Double glazed door to rear and double glazed windows to rear and side. Range of wall and base units with work surfaces over, local tiling and electric heater. Stainless steel sink with drainer, space and point for electric cooker, space and plumbing for washing machine and space for under counter fridge.

### LANDING

9' 4" x 7' (2.84m x 2.13m)

Opaque double glazed window to side, coving, electric heater and loft access hatch.

### BEDROOM ONE

15' x 10' 6" (4.57m x 3.2m)

Double glazed bay window to front and coving.

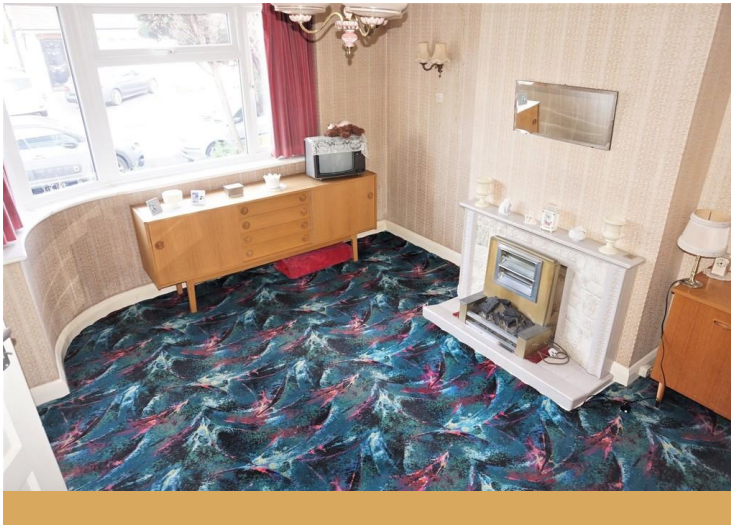
### BEDROOM TWO

13' 5" x 10' 5" (4.09m x 3.18m) INTO BAY

Double glazed window to rear and coving.







### BEDROOM THREE

8' x 7' (2.44m x 2.13m)

Double glazed bay window to front and coving.

### FAMILY BATHROOM

7' x 5' 6" (2.13m x 1.68m)

Opaque double glazed window to rear, panel bath with shower mixer tap, pedestal wash hand basin, half tiled walls, airing cupboard and electric storage heater.

### SEPARATE WC

Opaque double glazed window to side and low level WC.

### REAR GARDEN

52' x 27' (15.85m x 8.23m)

South East/East facing rear garden mainly laid to lawn with detached garage to side.

### DETACHED GARAGE

18' x 9' (5.49m x 2.74m)

Detached garage with swing doors to front, personal door to side and window to rear.

### FRONTAGE

Mainly laid to lawn with driveway leading to garage behind swing gates.

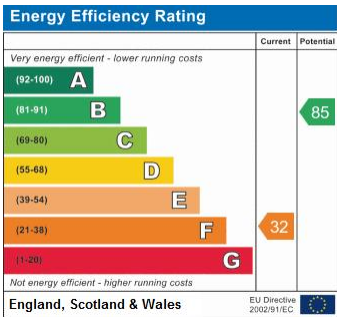
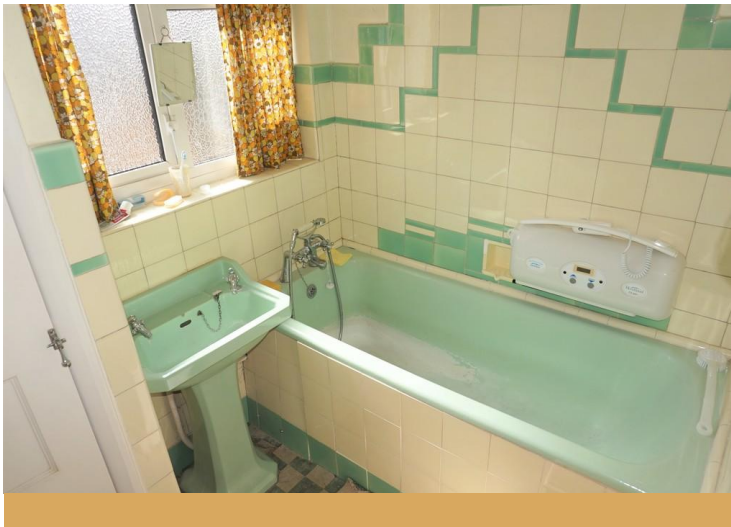
### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 85sqm (Approx 915sqft)

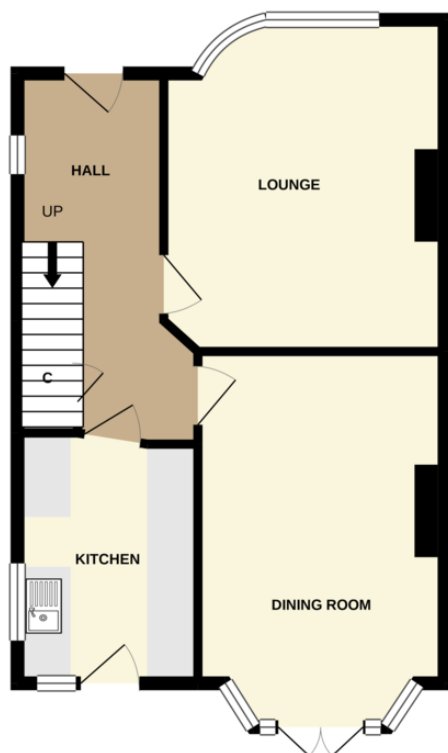
### COUNCIL TAX BAND 'E'

### DIRECTIONS

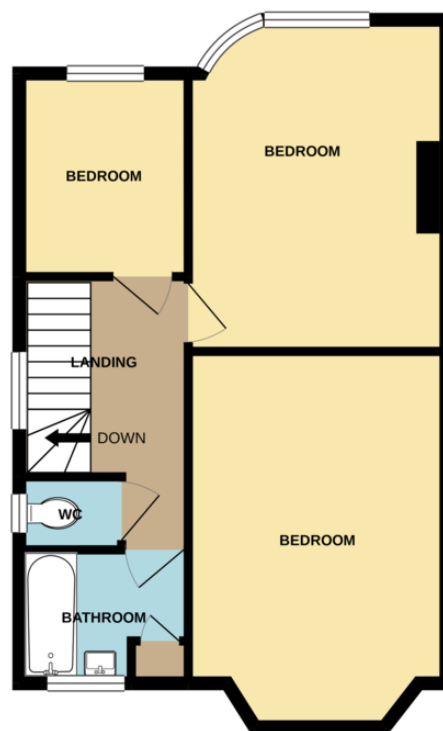
From Bickley Train Station turn left and go straight over at the traffic lights into Bickley Road. Go left at the mini roundabout and Widmore Lodge Road is the first turning on the left immediately after. The property is located on the left hand side.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Local Authority:** Bromley London Borough Council  
**Council Tax Band:** Band E  
**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.