



## **Grasmere Road, Bromley, Kent BR1 4BA**

**Freehold**

**£560,000**

Beautifully presented three bedroom mid terrace house in a quiet cul de sac within a conservation area, situated close to both Bromley Town Centre and Shortlands Village as well as Valley Primary School. One of only nine properties in the development the accommodation comprises fully fitted kitchen with integrated appliances, 17'3 x 14'7 Lounge/Diner with panoramic windows and sliding doors to rear overlooking the secluded 88' South East facing garden, cloakroom, modern family bathroom and three bedrooms. The property also benefits from gas fired central heating, double glazing, fully insulated loft, garage and personal parking space.

## Property Features

- THREE BEDROOMS
- 88' SOUTH EAST FACING GARDEN
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM & CLOAKROOM
- 17'3 x 14' 7 LOUNGE DINER
- GARAGE & PARKING SPACE
- CLOSE TO BROMLEY, SHORTLANDS VILLAGE & VALLEY PRIMARY SCHOOL
- FULLY INSULATED LOFT

## Property Description

### PORCH

Double glazed porch with tiled floor.

### ENTRANCE HALL

10' 6" x 4' 5" (3.2m x 1.35m)

Opaque double glazed front door with double glazed window to side. Coving, radiator and stairs up.

### CLOAKROOM

5' 10" x 2' 10" (1.78m x 0.86m)

Window to side, fully tiled walls and floor. Low level WC, wash hand basin with mono bloc mixer tap inset into marble effect work surface with storage units below, wall mounted mirror with light above.

### LOUNGE/DINER

17' 3" x 14' 7" (5.26m x 4.44m)

Panoramic double glazed windows and sliding doors to rear leading to garden. Electric 'real fire' effect feature fireplace with Limestone mantle and hearth, wall lights, TV and telephone points.

### FITTED KITCHEN

12' 7" x 9' 6" (3.84m x 2.9m)

Double glazed window to front, downlights, coving, radiator and Vinyl tiled floor. Range of wall units with under lights, base units with work surfaces over and tiled returns. Cupboard housing gas boiler, integrated AEG dishwasher, NEFF double electric oven, AEG four ring gas hob with extractor hood and light over. Space with tall fridge freezer and space with plumbing and BOSCH washing machine. (Although not integrated the fridge freezer and washing machine are to be included)

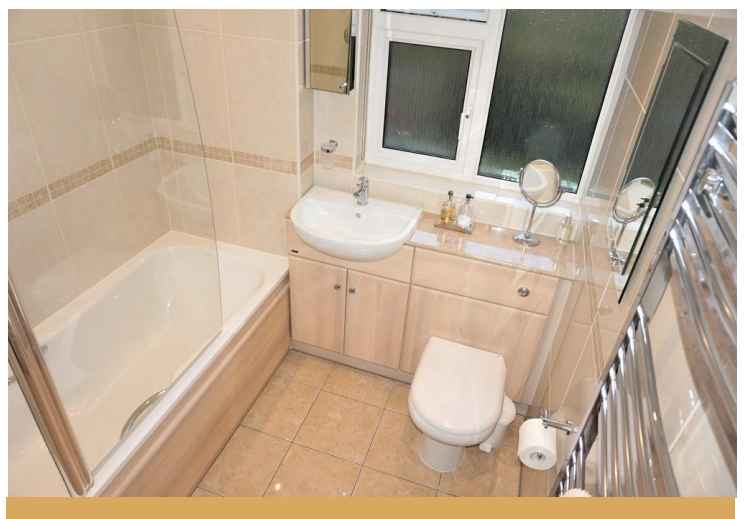
### LANDING

Coving, airing cupboard and loft access hatch to fully insulated loft space.

### BEDROOM

12' 5" x 10' 3" (3.78m x 3.12m)

Double glazed window to front, coving, radiator and range of fitted wardrobes.







### BEDROOM

12' 3" x 9' 1" (3.73m x 2.77m)

Double glazed window to rear, coving, radiator and built in cupboard.

### BEDROOM

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to rear, coving and radiator. Range of wall units and shelving with vanity unit with drawers below. Currently used as office/guest room.

### FAMILY BATHROOM

8' 10" x 6' 7" (2.69m x 2.01m)

Opaque double glazed window to front, down lights, chrome ladder towel rail, fully tiled walls and floor. Panel bath with screen and wall mounted Aqualisa shower, low level WC, wash hand basin with mono bloc mixer tap inset into marble effect work surface with storage units below. Mirrored bathroom cabinet and wall mounted mirror.



### REAR GARDEN

88' (26.82m) APPROX

South East facing rear garden mainly laid to lawn with mature shrub beds. Patio area with outside tap and light with path leading to rear of garden with second patio area and wood storage shed.

### GARAGE & PARKING

Garage en bloc and personal parking space.

### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 89sqm (Approx. 958sqft)

### COUNCIL TAX BAND 'E'

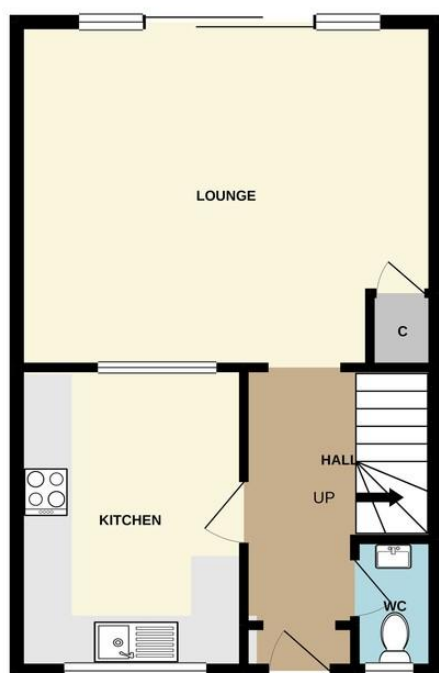
### DIRECTIONS

From Shortlands train station go under the bridge and continue on Beckenham Lane taking the forth turning on the left hand side into Highland Road. Continue along Highland Road and take the next left into Grasmere Road. The cul de sac can be found on the right hand side with the property at the end after the parking spaces.

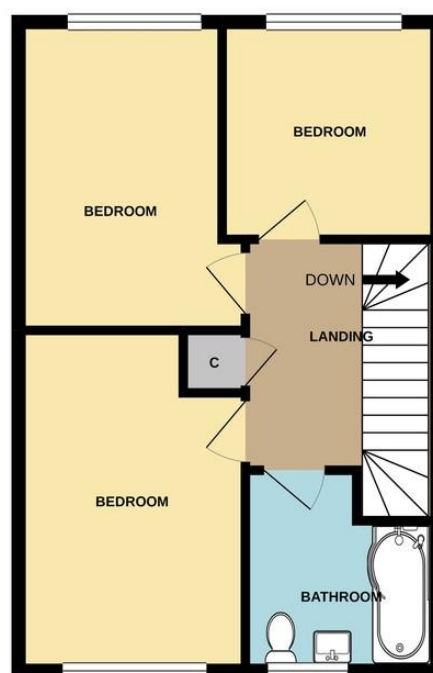


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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