



## Southborough Lane, Bromley

**Freehold**

**£625,000**

---

A chain Free four bedroom family home, located within easy walking distance of Petts Wood shops & station, St James school & Jubilee park - Possessing a lovely, approx. 60' South facing Garden - Phone today to view

## Property Features

- CHAIN FREE
- Four bedrooms
- South facing garden approx. 60'
- Downstairs bathroom
- Excellent location for all local amenities
- Ideal for St James School catchment

## Property Description

### FRONT

Lawn to front with driveway parking leading up to front door with access into:

### HALLWAY

Under stairs cupboard, radiator and fitted carpet.

### LOUNGE

*13' 4" x 12' 8" (4.06m x 3.86m)*

Bay window to front. Gare fireplace plus radiator. Fitted carpet.

### DINING ROOM

*11' 5" x 10' 11" (3.48m x 3.33m)*

Double glazed sliding doors to rear. Storage cupboard, radiator and fitted carpet.

### CONSERVATORY

Door leading into the rear garden.

### KITCHEN

*10' 7" x 7' 5" (3.23m x 2.26m)*

Windows to rear plus door to side. The kitchen has some wall mounted cupboards with stainless steel sink with mixer taps and drainer. Lino flooring.

### BATHROOM

Window to front. Panel enclosed bath with mixer taps, wall mounted wash hand basin and low level W.C. Radiator and partly tiled walls.

### STAIRS LEADING TO FIRST FLOOR

### FIRST FLOOR LANDING

Window to side. Loft hatch and carpet.

### BEDROOM ONE

*13' 10" into bay x 11' into wardrobe (4.22m x 3.35m)*

Bay window to front. Two built in wardrobes and fitted carpet.

**BEDROOM TWO**

11' 5" x 10' 8" into wardrobe (3.48m x 3.25m)

Window to rear. Two built in cupboards, radiator and fitted carpet.

**BEDROOM THREE**

8' 7" x 7' 7" (2.62m x 2.31m)

Window to front. Radiator and fitted carpet.

**BEDROOM FOUR**

7' 8" x 6' 7" (2.34m x 2.01m)

Window to rear. Radiator and fitted carpet.

**GARDEN**

60' Approx. (18.29m)

South facing aspect, laid to lawn.

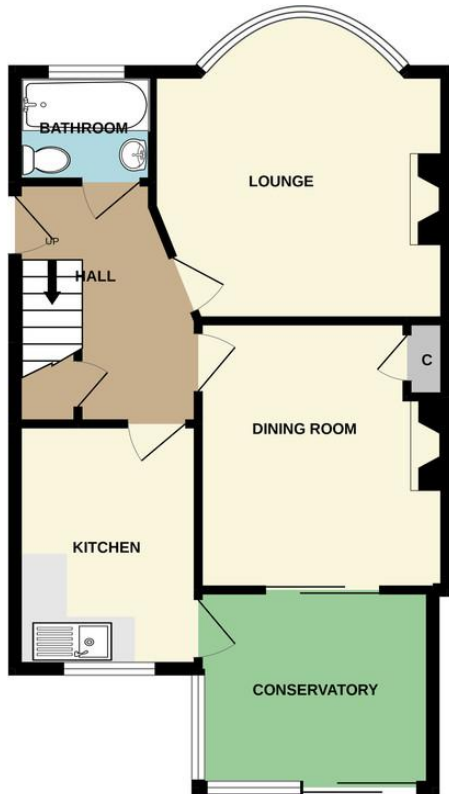
**DIRECTIONS**

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Right at mini-roundabout into Queensway and continue round bend into Franks Wood Avenue and Southborough Lane.

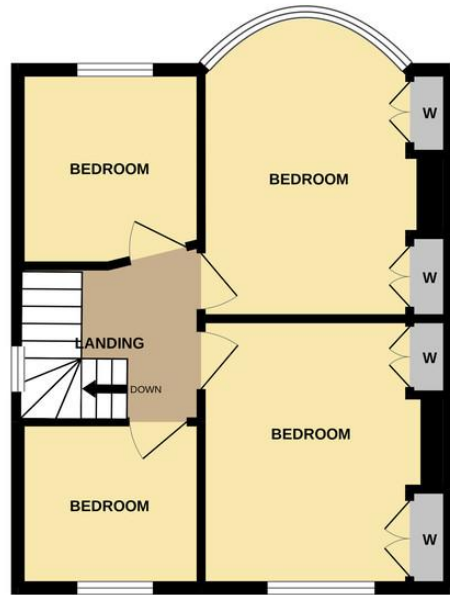


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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.  
Made with Metropix ©2022

**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band E

**Viewings:** Strictly by appointment only



rightmove  Zoopla.co.uk

26 Station Square  
Petts Wood  
Kent  
BR5 1NA

Tel: 01689 819991  
Email: [pettswood@edmund.co.uk](mailto:pettswood@edmund.co.uk)  
Web: [www.edmund.co.uk](http://www.edmund.co.uk)

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.