



## Green Way, Bromley, BR2 8EZ

**£575,000 Freehold**

Spacious semi detached property located in a quiet road convenient for local shops, schools and travel links as well as Bromley town centre. Originally a three bedroom property the downstairs bedroom has been incorporated into the lounge to create a double reception to front with dining room and fitted kitchen to rear, bathroom with separate WC and two double bedrooms upstairs. To the rear is a wonderful 200'+ rear garden with two green houses and detached garage accessed via wooden gates. To the front is a driveway providing off street parking for several cars with laid lawn area to side. This property is ideal for a growing family as has plenty of scope for extension to the side and rear, as well as increasing the parking to the front. The property would benefit from some modernisation.

**ENTRANCE HALL 10'2" x 7'5" MAX (3.1 x 2.26 MAX)**

Hardwood front door with opaque double glazed window to side, coving, radiator and stairs up.

**LOUNGE 19'11" x 13'7" MAX (6.07 x 4.14 MAX)**



Two double glazed bay windows to front, coving, radiator and wall lights. Gas feature fireplace with cupboards either side.

**DINING ROOM 13'10" x 12'9" MAX (4.22 x 3.89 MAX)**



Double glazed window to rear, coving, radiator and under stair storage cupboard.

**FITTED KITCHEN 9'10" x 9'2" (3 x 2.79)**



Double glazed window to rear and door to side. Range of wall and base units with work surfaces over, local tiling, sink with mixer tap and drainer, integrated four ring electric hob with extractor fan over and double electric oven below. Ceramic tiled floor, Worcester Bosch Greenstar boiler in wall unit, space for fridge freezer, space and plumbing for washing machine.

**FAMILY BATHROOM 6'11" x 5'8" (2.11 x 1.73)**



Opaque double glazed window to side. Panel bath with fully tiled walls and shower mixer tap, radiator, wall mounted mirrored bathroom cabinet and wash hand basin with mixer tap inset in vanity unit.

**CLOAKROOM 4'6" x 2'9" (1.37 x 0.84)**

Opaque double glazed window to side, coving, radiator, half tiled walls and low level WC.

**BEDROOM 16'4" x 11'10" (4.98 x 3.61)**



Double glazed bay window to front, coving, radiator and down lights.

**BEDROOM 11'10" x 10'8" (3.61 x 3.25)**



Double glazed window to rear, coving, radiator and eaves storage.

## **REAR GARDEN 200'0" APPROX (60.96 APPROX)**



Mainly laid to lawn with mature tree and shrub borders and outside tap. Detached garage to side with up and over door to front, greenhouse to rear of garage and another to rear of garden.

## **FRONTAGE & DRIVEWAY**



Driveway providing off street parking for several cars leading to garage behind wooden gates. Laid lawn area to side with mature shrub borders.

## **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 94sqm (Approx. 1012sqft)

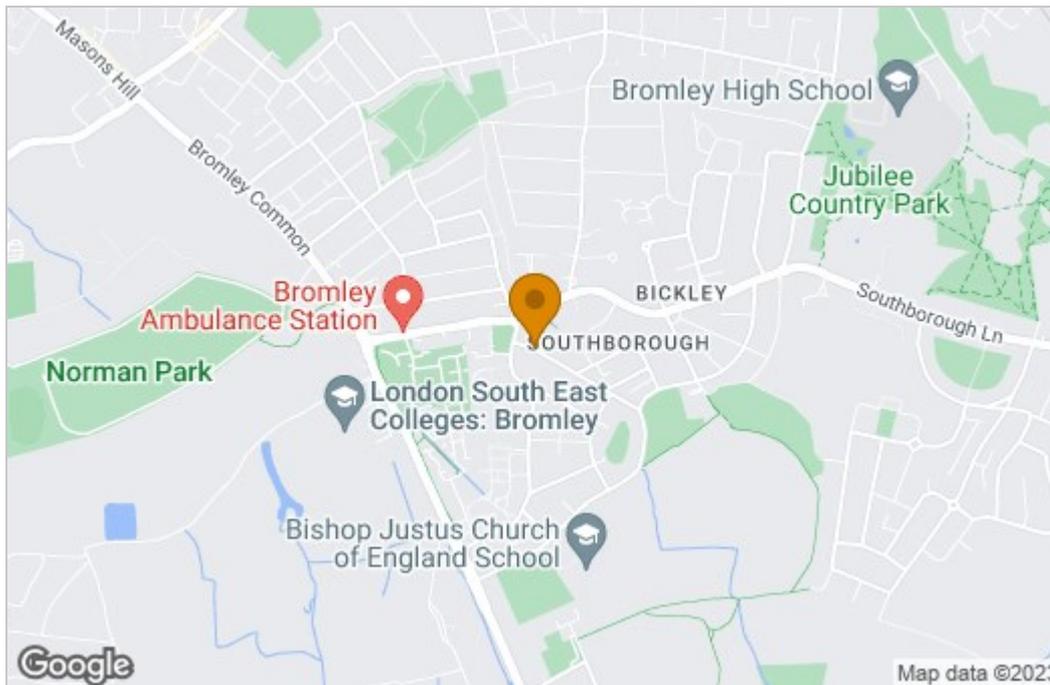
## **COUNCIL TAX BAND 'E'**

# Floor Plan

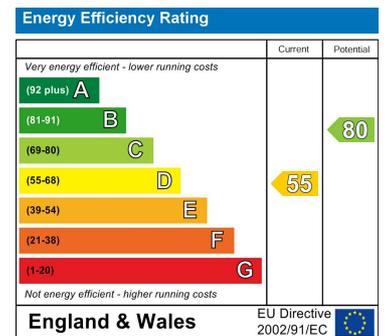


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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