



## Kinnaird Close, Bromley | OIEO £575,000 FREEHOLD

Coady Phillips are delighted to offer for sale this exceptionally well maintained four bedroom modern detached house situated in a quiet cut de sac close to Bromley town centre with it's wide array of shops, bars and restaurants. This unique style of home offers particularly bright and spacious living accommodation and for many will be the ideal home for those looking to down size offering low maintenance and versatile space to suit one's individual needs. The property briefly comprises a large through lounge / diner, downstairs cloakroom, modern well equipped kitchen on the ground floor while on the first floor there are four equally well proportioned bedrooms and a family bathroom. The pretty, south facing gardens are easy to maintain with mature borders and barbecue area and with a large detached garage and additional car port secure parking is assured in addition to providing that all important storage space. Viewings strictly via vendor's sole agents.





- Four bedroom
- Modern detached house
- Quiet cut de sac
- Close to Bromley town centre
- South facing garden
- Detached garage and car port

**LOUNGE/DINER 29' 5" x 12' 5" (8.97m x 3.78m)**

**KITCHEN 13' 2" x 8' 6" (4.01m x 2.59m)**

**BEDROOM 1 12' 9" x 12' 5" (3.89m x 3.78m)**

**BEDROOM 2 12' 9" x 9' 8" (3.89m x 2.95m)**

**BEDROOM 3 9' 8" x 8' 6" (2.95m x 2.59m)**

**BEDROOM 4 8' 6" x 7' 5" (2.59m x 2.26m)**

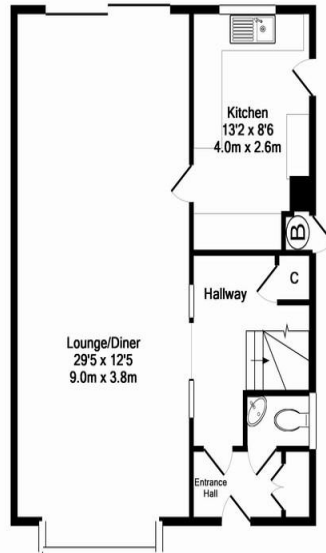
**BATHROOM 9' 9" x 5' 9" (2.97m x 1.75m)**

**GARAGE 18' 1" x 8' 6" (5.51m x 2.59m)**

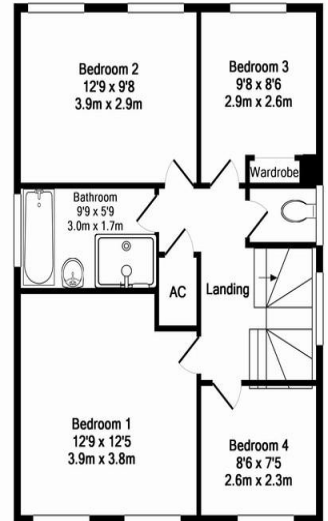
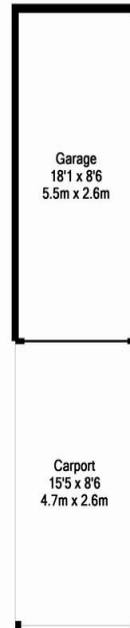
**CAR PORT 15' 5" x 8' 6" (4.7m x 2.59m)**

**GARDEN:** A pretty south facing landscaped garden with mature flourishing borders, mainly laid to lawn with patio area.

**Directions:** From our Bromley office, turn right along Widmore Road, and at the traffic lights turn right along Plaistow Lane. Continue along Plaistow lane then turn left onto Cambridge Road. Turn right onto Paxton Road and again onto the A2212 College Road. Take the second turning left onto Burnt Ash Lane then turn left onto Park Avenue. Turn right onto Kinnaird Avenue and turn right again onto Kinnaird Close. The property is situated on the left.



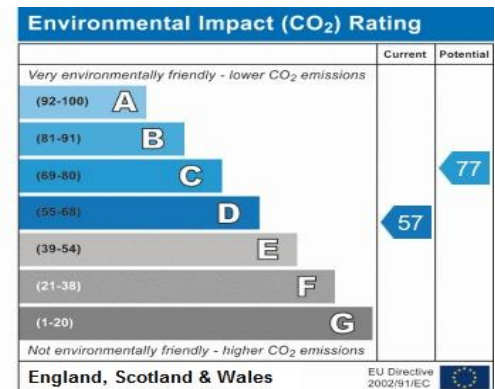
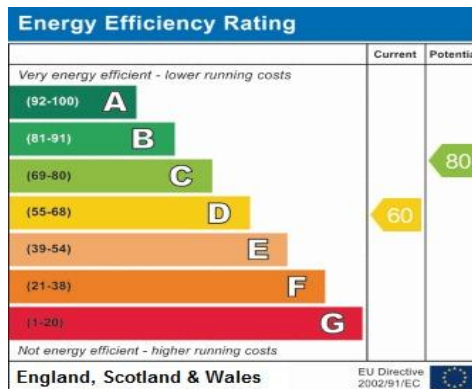
Ground Floor  
Approx. Floor Area 877 Sq.Ft. (81.5 Sq.M.)



1st Floor  
Approx. Floor Area 586 Sq.Ft. (54.5 Sq.M.)

Total Approx. Floor Area 1464 Sq.Ft. (136.0 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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