



Homefield Road, | £400,000 **SHARE OF FREEHOLD**

We are delighted to offer for sale this beautifully well presented two double bedroom ground floor conversion flat in a period detached house situated only a short walk from Bromley town centre. This stunning property has been thoughtfully modernised by the current owner boasting stylish interior design and benefits from a modern well equipped kitchen, a sumptuous ensuite bathroom from the master bedroom in addition to a family shower room and with two equally well proportioned bedrooms and a large, bright lounge it ideally suits the needs of any young family. However of particular note are the beautifully well landscaped communal gardens that this flat enjoys direct access to in addition to having it's own private sun terrace and with a share of freehold, long lease and off street parking your earliest attention to view is well advised to avoid disappointment.



- Two double bedroom
- Ground floor conversion flat
- Immaculate interior design
- Stylish modern shower room
- Luxurious ensuite bathroom
- Private sun terrace

LOUNGE/DINER 20' 9" x 13' 10"
(6.32m x 4.22m)

KITCHEN 11' 3" x 6' 2" (3.43m x 1.88m)

UTILITY ROOM 14' 8" x 4' 6" (4.47m x 1.37m)

MASTER BEDROOM 11' 10" x 11' 3"
(3.61m x 3.43m)

ENSUITE BATHROOM 11' 1" x 8' 10"
(3.38m x 2.69m)

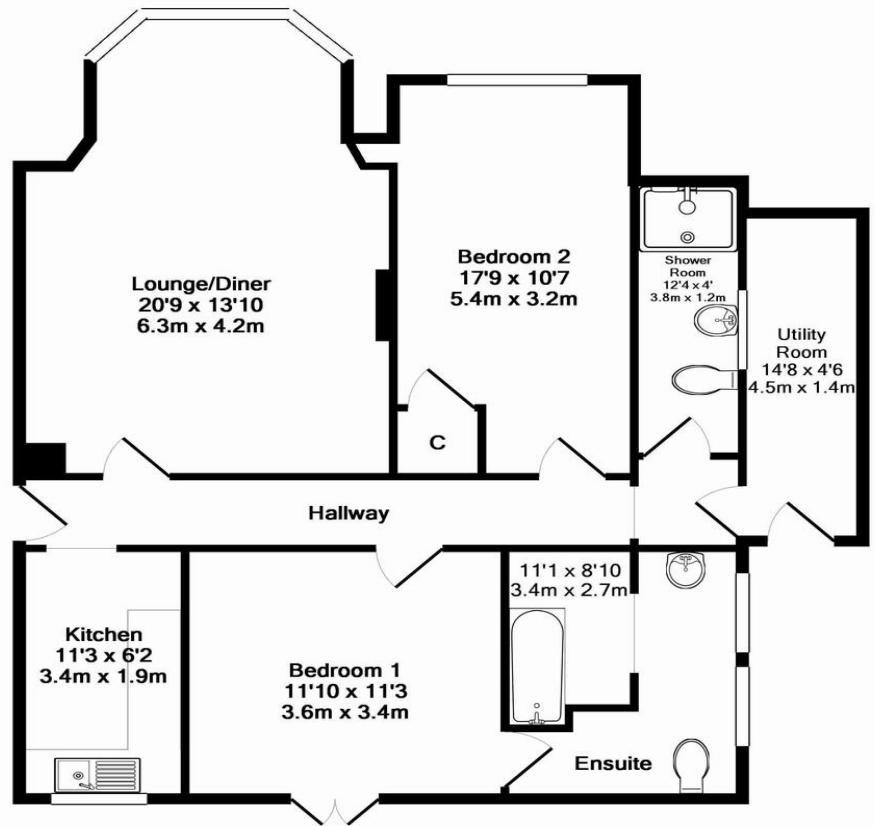
BEDROOM TWO 17' 9" x 10' 7"
(5.41m x 3.23m)

FAMILY BATHROOM 12' 4" x 4'
(3.76m x 1.22m)

SUN TERRACE

COMMUNAL GARDENS Beautifully landscaped communal lawn with mature trees and flourishing borders

Directions: From our Bromley office turn right towards Bromley on Widmore Road and Homefield Road can be found on the right hand side, number 70 is near the top of the road on the right.



Total Approx. Floor Area 915 Sq.Ft. (85.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Coady Phillips or its employees nor do such details form part of any offer or contract.