

De Scotia 428 Downham Way, Bromley, Kent, BR1 5HR
E-mail: enquiries@descotia.com Web: www.descotia.com

Lincombe Road, Bromley, BR1 5HJ



De Scotia Estate Agents are delighted to offer this well presented three bedroom end of terrace house onto the sales market. The property comprises of three bedrooms, lounge, kitchen and bathroom. Additional benefits include double glazing, gas central heating and a 14'1" kitchen. Further to this the property boasts a self-contained Annex with its own lounge, kitchen, bedroom and shower room. Viewing is a must. Call our office on 02086978871 at your earliest convenience.

- **3 Bedroom End of Terrace House**
 - **Double Glazing**
 - **Gas Central Heating**
- **Separate Self-Contained Annex**
 - **3rd Bedroom / Study**
- **Internal Viewing Highly Recommended**

£425,000 Freehold

Estate Agents ● Valuers ● Lettings

Front Elevation



Front Garden
Decked area.

Entrance

Hallway

Open-plan Lounge Area

19'7" x 11'10" (5.97m x 3.61m)

Double glazing to the front, double glazed PVC door to front, oak effect laminate flooring, coving, radiator, built in cupboard housing storage.



Dining Area

10'1" x 8'7" (3.07m x 2.62m)

Tiled flooring, Built in cupboard housing storage, coving, spotlights, radiator.



Bedroom 1

11'8" x 9'1" (3.56m x 2.77m) to front of wardrobe

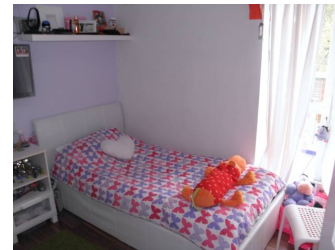
Double glazing to front, radiator, laminate flooring, wardrobe area, self-contained toilet in cupboard, low level WC, wash basin and tile flooring.



Bedroom 2

9'2" x 8'6" (2.79m x 2.59m)

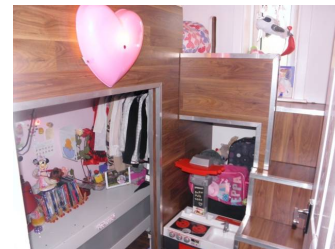
Double glazed French doors, radiator, laminate flooring, built in wardrobe



Bedroom 3

8'5" x 6'5" (2.57m x 1.96m)

Double glazing to rear, laminate flooring, raised bed built in with storage.



Bathroom (to Ground Floor)

9'4" x 8'6" (2.84m x 2.59m) to widest point

4 piece bathroom suite, shower screen, thermostat controlled shower, twin flush low level WC, bowl hand wash basin and vanity unit, panel enclosed bath, h and cold mixer tap and shower attachment, heated towel rail, skylights, local tiling, spotlight.



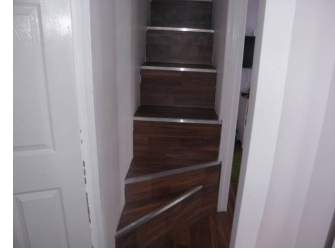
Kitchen

14'1" x 7'2" (4.29m x 2.18m)

Double glazing to rear, electric hob, extractor fan, tiled flooring, local tiling, integrated electric oven, bowl half stainless steel sink with single drainer, integrated dish washer, space for fridge freezer.



Stairs to Loft Space



Loft Space

8'5" x 7'7" (2.57m x 2.31m)

Double glazing velux window, laminate flooring.

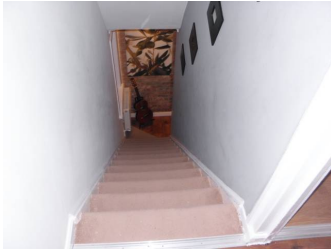


Utility Area

double glazed door leading to garden, space for washing machine or dryer and spotlights.

Stairs to First Floor

Carpet and spotlights



Landing

Laminate flooring and double glazing to side.



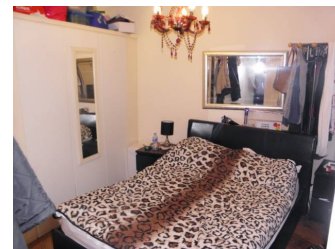
Annex - open plan

Kitchen area- Extractor fan, space for fridge freezer, double glazing to side and front, wall and base mounted units, Stainless steel bowl sink with single drainer, four burner electric hob, electric oven and space for washing machine.



Bedroom Area

Double glazing to side, laminate flooring, built in wardrobe.



Shower Room

Shower cubicle, electric shower, low level WC, hand wash basin, tiled flooring and extractor fan.



The Property Misdescriptions Act 1991

Whilst we as De Scotia estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they may be available by separate negotiation.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the De Scotia Association Consortium Company of which it is a member and for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agents.