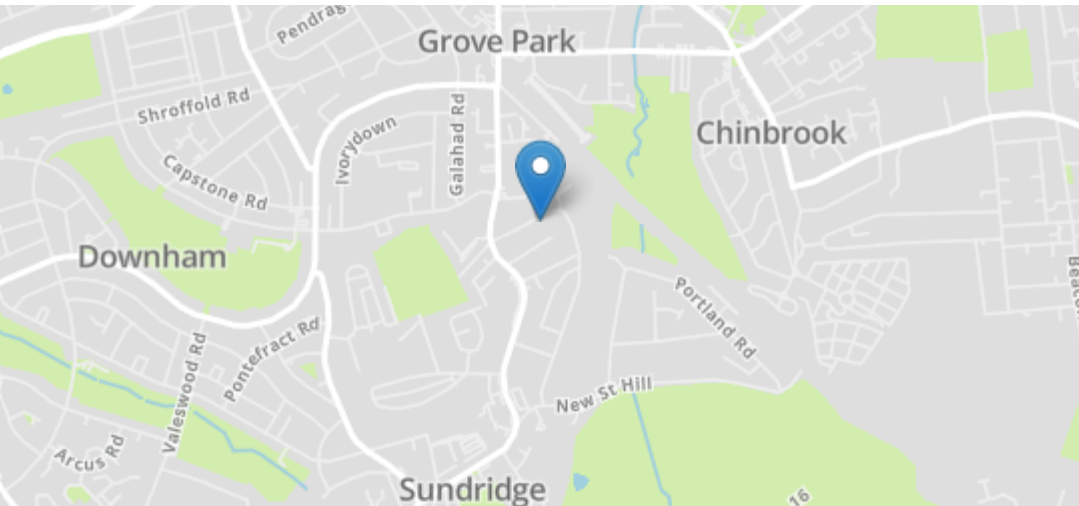
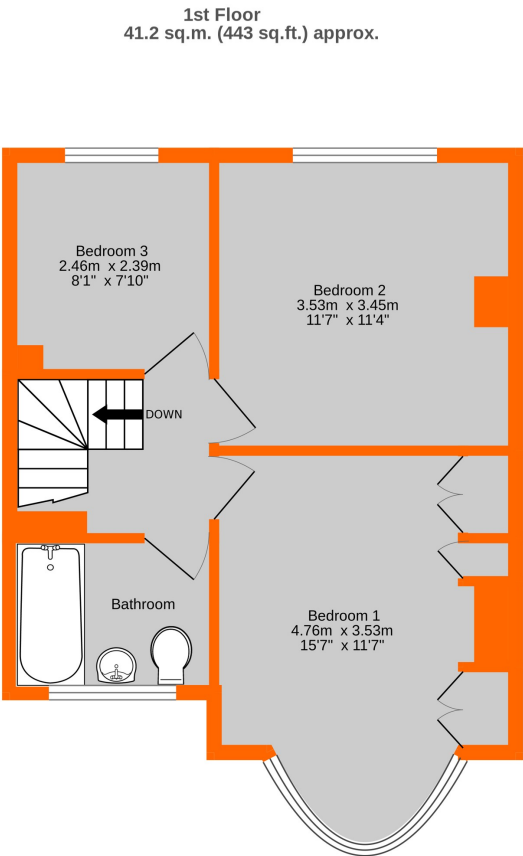
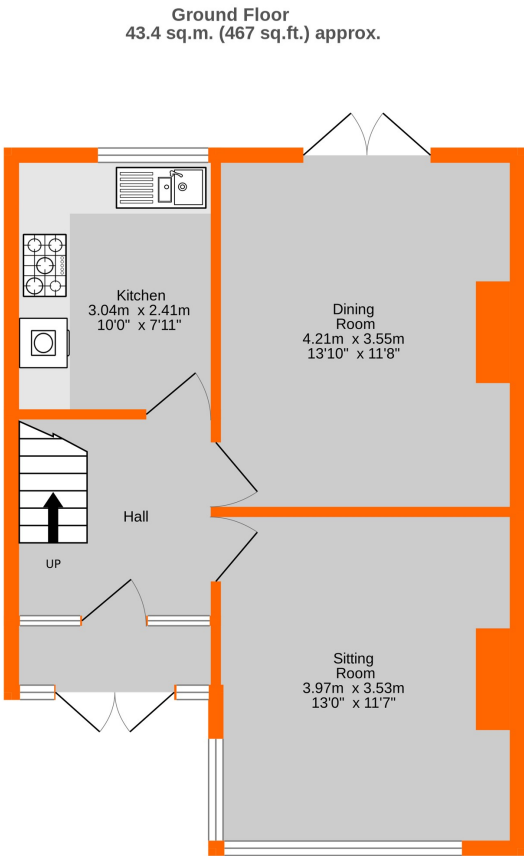




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 84.6 sq.m. (910 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our Bromley Office - 020 8460 4166

48 Ridgeway Drive, Bromley, Kent BR1 5DQ
£525,000 Freehold

- Three Bed Terraced
- Two Reception Rooms
- Off Street Parking
- Scope To Extend STPP
- Popular Tree Lined Road
- Double Glazed & Central Heating
- Close To Local Schools
- 0.3m To Grove Park Station

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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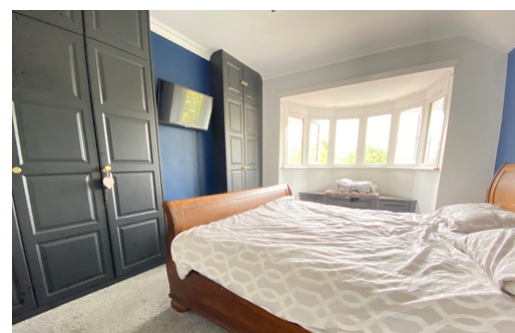
www.proctors.london

48 Ridgeway Drive, Bromley, Kent BR1 5DQ

Offering scope to extend, subject to planning, is this bright and welcoming three bedroom 1930's mid terraced family home, located within a popular tree lined road close to excellent transport links and local popular schools. Double glazed enclosed porch with wide entrance hall, two bright reception rooms with feature fireplaces, high gloss cream fitted kitchen, three bedrooms and re fitted family bathroom. Double glazed throughout with gas fired central heating via a combination boiler, South East facing rear garden with central lawn, paved patio and paved terrace, off street parking for two cars to the front.

Location

Situated in a pleasant tree lined residential road towards Burnt Ash Lane/Baring Road end of the road, convenient for local shops in Burnt Ash Lane, including a Lidl supermarket and Grove Park railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street is about 0.2 of mile. Bus routes pass along Burnt Ash Lane, connecting both Bromley and Grove Park. Local schools within 0.6 of a mile include Haberdashers' Knights Primary and Burnt Ash primary school.



Ground Floor

Enclosed Porch

Double glazed UPVC doors into porch, gas meter, composite door and double glazed side window.

Hallway

Radiator, wood laminate flooring, under stairs storage cupboard.

Lounge

3.97m x 3.53m (13' 0" x 11' 7") Double glazed bay window to front, coved cornice, radiator, cast iron fire place and wooden surround.

Dining Room

4.21m x 3.55m (13' 10" x 11' 8") Double glazed French doors to rear, coved cornice, wood laminate flooring, radiator, cast iron fire place and wooden surround.

Kitchen

3.04m x 2.41m (10' 0" x 7' 11") Double glazed window to rear, range of cream fitted wall and base units, work tops over, 5 ring gas hob, stainless steel electric oven, drawer units, stainless steel sink and mixer tap, space for washing machine and tumble dryer, tiled flooring.

First Floor

Landing

Access to loft, picture rail.

Bedroom 1

4.76m x 3.53m (15' 7" x 11' 7") Double glazed bay to front, window seat with drawers, fitted wardrobes to one wall, coved cornice, radiator.

Bedroom 2

3.45m x 3.53m (11' 4" x 11' 7") Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bathroom

2.39m x 1.84m (7' 10" x 6' 0") Double glazed window to front, panelled bath, wall mounted shower, bath shower mixer, vanity basin, chrome mixer tap, storage under, low level w/c, tiled walls and flooring.

Outside

Parking

Off street Parking for two cars.

Rear Garden

Mainly laid to lawn, fenced, paved patio area, rear access, raised patio, outside tap, outside light.

Additional Information

Loft

Combi boiler, pull down ladder, part boarded.

Council Tax

London Borough of Bromley Band E
For the current rate please visit:
lewisham.gov.uk/myservices/counciltax/council-tax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage