

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

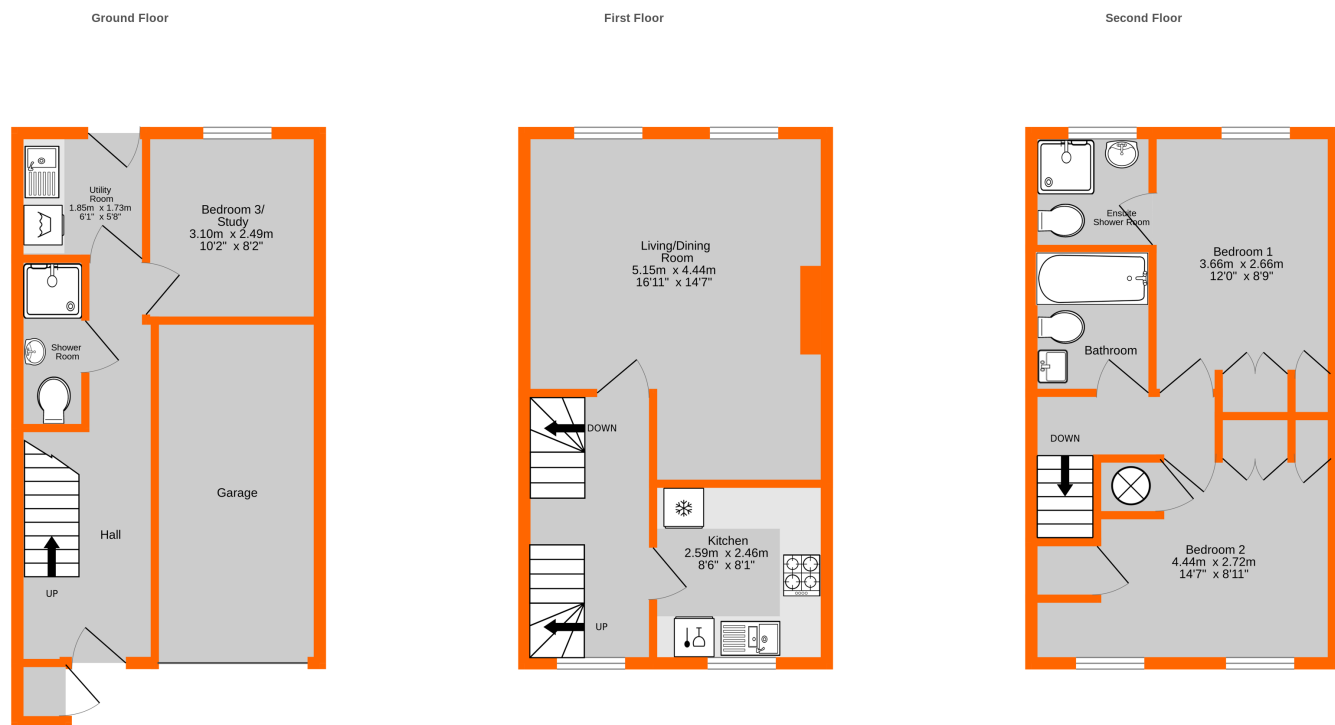


Viewing by appointment with our West Wickham Office - 020 8460 7252

5 Sparkes Close, Bromley, Kent BR2 9GE

£625,000 Freehold

- Three Bedroom Townhouse.
- Main Bedroom With En Suite.
- Ideal For Selection Of Schools.
- No Onward Chain.
- Popular Gated Location.
- Rear Garden & Single Garage.
- Walking Distance Bromley South Station.
- Updated Shower and Bathrooms.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 90.8 sq.m. (977 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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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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5 Sparkes Close, Bromley, Kent BR2 9GE

Offered to the market chain free, is this spacious three bedroom modern townhouse, built by Barratt Homes in 2003 and having recently been redecorated throughout. Ideally located about 0.3 of a mile from Bromley High Street, with a range of amenities, including The Glades Shopping Centre and Bromley South Station, with fast and frequent services to London Victoria which is a short walk away. Accessed via security gates the property has a welcoming entrance hallway with utility room, bedroom three/study which overlooks the rear garden and separate shower room. On the first floor is a delightful L-shape lounge/diner with views to the rear and space for dining table. Fitted kitchen with space for appliances and a refitted white three piece bathroom. The two double bedrooms on the top floor both have fitted mirror wardrobes, bedroom one has a white en-suite shower room whilst bedroom two has additional storage space over the stairs. The property is double glazed and has gas fired heating with radiators, via an replacement boiler in the utility room. This popular development is approached via electric security gates which lead to the property. There is parking in front of the integral garage and residents parking via a permit. To the rear is a westerly facing rear garden mainly laid to lawn with patio area. Internal viewing advised.

Location

Sparkes Close is approached via Cromwell Avenue where there are double electric vehicular gates into the development. Bromley High Street with The Glades Shopping Centre, various shops and restaurants, along with Bromley South Station, about 5 minutes walk away, with fast (about 17 minutes) and frequent services to London Victoria, are about 0.3 of a mile away as is Waitrose at Bromley South. There are further shops and various bus services that pass along Masons Hill. Local schools include Ravensbourne and Ravenswood Secondary schools, and St Mark's, Harris and Highfield Primary schools. Norman Park and other recreational facility's are close by.



Ground Floor

Entrance Hallway

6.4m x 1.97m (21' 0" x 6' 6") Double glazed UPVC door, coved cornice, radiator, understairs storage cupboard

Shower Room

White low level w.c, wash hand basin with chrome taps, radiator, extractor fan, shower cubicle with shower, tiled flooring, splashback tiling to sink and shower enclosure

Utility Room

1.85m x 1.73m (6' 1" x 5' 8") Double glazed UPVC door to garden, updated wall mounted Vaillant boiler installed in December 2018, space and plumbing for washing machine and tumble dryer, radiator, tiled flooring, stainless steel sink with chrome taps with double storage cupboard under, extractor fan, splashback tiling

Bedroom Three /Study

3.09m x 2.50m (10' 2" x 8' 2") Double glazed window to rear which overlooks the rear garden, vinyl flooring, coved cornice, radiator

First Floor

First Floor Landing

Double glazed window to front, coved cornice, radiator, carpet

Living/Dining Room

5.15m x 4.45m (16' 11" x 14' 7") L shape room with two double glazed windows to rear, radiator, flooring as laid, electric fire with wooden surround

Kitchen

2.6m x 2.46m (8' 6" x 8' 1") Double glazed window to rear, range of fitted wall and base units, Laminate worksurfaces over, stainless steel sink with chrome mixer tap, stainless steel integrated electric double oven, gas hob with extractor over, space and plumbing for dishwasher and fridge/freezer, part tiled walls, laminate flooring

Second Floor

Second Floor Landing

Coved cornice, carpet

Family Bathroom

2.09m x 1.7m (6' 10" x 5' 7") Newly installed suite with white steel panelled bath, glass screen and mixer tap/hand shower, chrome heated towel rail, low level w.c., wash hand basin with chrome mixer tap and double storage cupboard below, extractor fan, shaving point, tiled walls and flooring

Bedroom 1

3.66m x 2.66m (12' 0" x 8' 9") Double glazed window to rear radiator, built in triple wardrobes with mirror fronted doors, hanging space and storage, coved cornice

En Suite Shower Room

1.71m x 1.68m (5' 7" x 5' 6") Refitted suite comprising Double glazed rear window, shower cubicle with wall mounted shower, low level w.c., wash hand basin with chrome mixer tap and double storage cupboard below, radiator, shaving point, tiled flooring, extractor fan

Bedroom 2

4.45m x 2.72m (14' 7" x 8' 11") Two double glazed windows to front, carpet, radiator, over stairs storage cupboard, built in triple wardrobes with mirror fronted doors, hanging space and storage, airing cupboard housing the Mega Flow hot water system and additional storage above

Outside

Rear Garden

9.64m x 4.77m (31' 8" x 15' 8") Westerly facing garden, fenced, paved patio area, shrub borders, second patio area, outside tap

Integral Garage

Up and over door, power points and light

Off Street Parking

Single block paved parking to the front of the integral garage

Maintenance

£440.00 Per Annum - To Be Confirmed - Maintenance of communal grounds and security gates

Council Tax

London Borough of Bromley - Band F