

FOR SALE

OIEO £850,000

Blackbrook Lane, Bromley, BR1



An immaculately presented detached bungalow offered chain free, with garage, off street parking and large tranquil garden. Potential to extend further and develop, subject to planning permission.



Grafton Estate Agents is proud to offer this bright and well proportioned detached bungalow to the market chain free.

The property comprises two/three large double bedrooms with built in wardrobes, a separate fully integrated kitchen with breakfast bar, a well presented family bathroom with bath and walk in shower, spacious L-shaped lounge with dining and seating areas which includes a fire place and tranquil views overlooking the well nurtured large garden.

The bungalow has been well looked after throughout by the current owner and further benefits from double glazing, combi boiler, immaculate front and rear gardens with an electric awning, off street parking and a small extension that offers a sizeable room, which can be used as an office or third guest bedroom offering direct access to the garden and garage.

Ideally situated for Bickley, Chislehurst and Petts Wood mainline stations and bus routes with Jubilee Country Park being a short walk away. The property also has potential to extend like so many others on the road (STPP).

- Chain free
- Detached bungalow
- Immaculate condition
- Three double bedrooms
- Large garden
- Garage
- Potential To Extend STPP
- EPC rating D









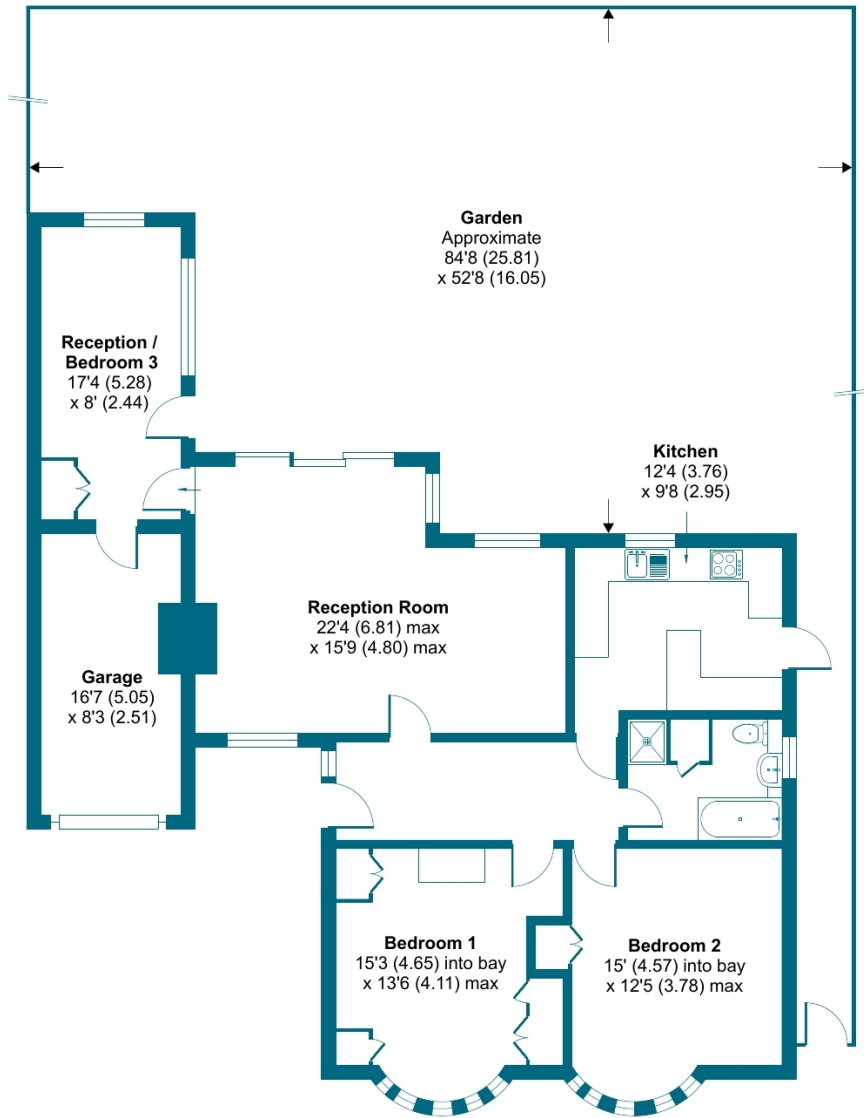
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Approximate Area = 1141 sq ft / 106 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1280 sq ft / 118.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grafton Estate Agents. REF: 1189292



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	