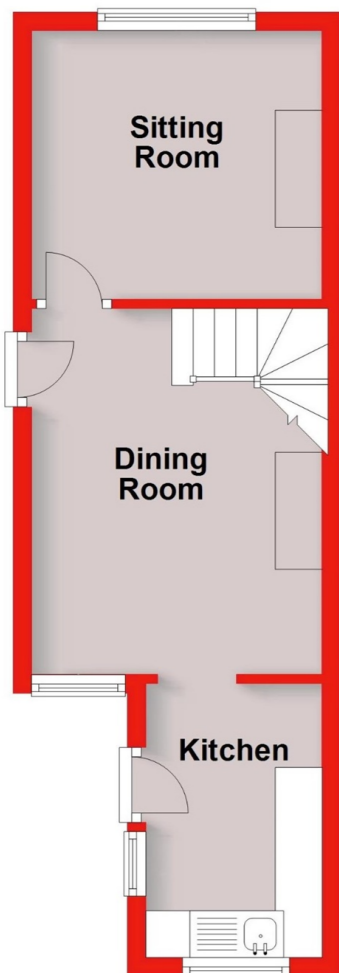


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

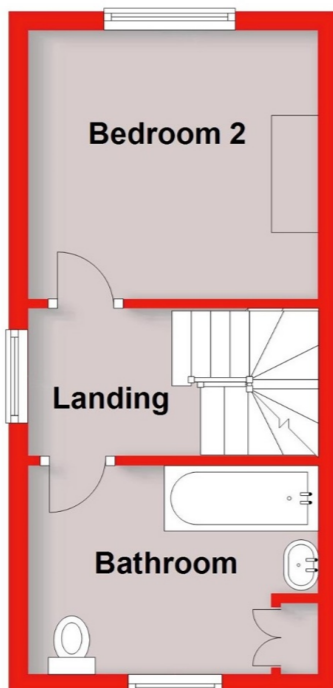
Ground Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



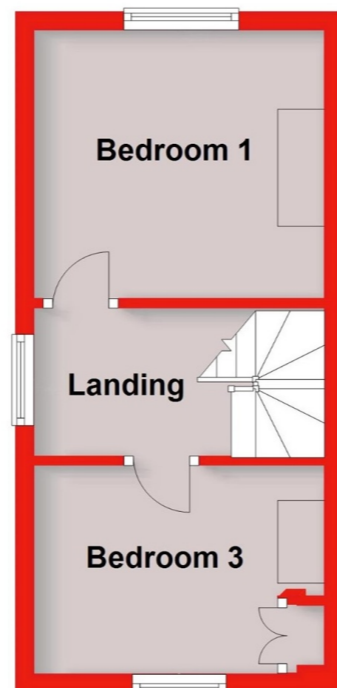
First Floor

Approx. 21.3 sq. metres (229.6 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.6 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.

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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Viewing by appointment with our Bromley Office - 020 8460 4166

16 Freelands Grove, BROMLEY BR1 3LH

£440,000 Freehold

- Victorian End Terrace Town House
- 3 Bedrooms
- Modern Bathroom and Kitchen
- Gas CH, Double Glazing
- Beautifully Presented
- 2 Reception Rooms
- No Chain
- Close Station/Shops, EPC Rating D

16 Freelands Grove, BROMLEY BR1 3LH

This is a delightful 3 storey Victorian town house situated in the fashionable 'old town' area of Bromley north. The property is beautifully presented and modernised whilst having retained its charm and character. There are 3 bedrooms, 2 on the top floor and one on the first floor along with a contemporary bathroom with white suite. To the ground floor are 2 reception rooms, both with fireplaces, and a modern fitted kitchen. Features include, sealed unit double glazing and gas fired central heating via a combination boiler. Outside is a small but manageable patio garden.

Location

Situated in the fashionable 'old town' area within a half mile walk of Bromley North railway station, serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Bromley High Street is about half a mile a way whilst local shops are close at hand in Freelands Road along with a number of local pubs.



Ground Floor

Dining Room

3.91m x 3.08m (12' 10" x 10' 1") Enter via door to side, stairs to first floor, double glazed window to rear, gas stove with tiled hearth and wooden surround, under stairs cupboard, oak flooring, radiator.

Sitting Room

3.11m x 2.87m (10' 2" x 9' 5") Double glazed sash style windows to front, cast iron fireplace with tiled hearth, cupboard to chimney alcove, 2 wall light points, oak flooring, radiator.

Kitchen

2.97m x 1.90m (9' 9" x 6' 3") Shaker style wall and base units, wooden work tops, built in oven, gas hob, space for fridge/freezer, plumbing for dishwasher, ceramic sink, cupboard housing Worcester gas boiler, slate floor, radiator, double glazed door and window to side, double glazed window to rear.

First Floor

Landing

Double glazed sash style window to side, radiator.

Bathroom

2.31m x 2.68m (7' 7" x 8' 10") Double glazed window to rear, white suite comprising, panelled bath with shower over, shower screen, hand basin with cupboards under, low level w.c., fitted cupboard with plumbing for washing machine and shelving above, part wood panelled walls, heated towel rail.

Bedroom 2

2.91m x 3.07m (9' 7" x 10' 1") Double glazed sash style window to front, fitted high level cupboard, radiator.

Second Floor

Landing

Double glazed window to side.

Bedroom 1

2.86m x 3.10m (9' 5" x 10' 2") Double glazed sash style windows to front, loft access, radiator.

Bedroom 3

2.37m x 2.75m (7' 9" x 9') Double glazed window to rear, fitted cupboards, loft hatch, radiator.

Outside

Garden

2.53m plus side return x 3.13m (8' 4" x 10' 3") Patio garden with flagstone and wooden decking, tap, outside power point, outside light, side gate.

Council Tax

Council Tax London Borough of Bromley Band D £1842.19 for 2023/24

Viewing

Please contact our Bromley Office Tel 020 8460 4166

