

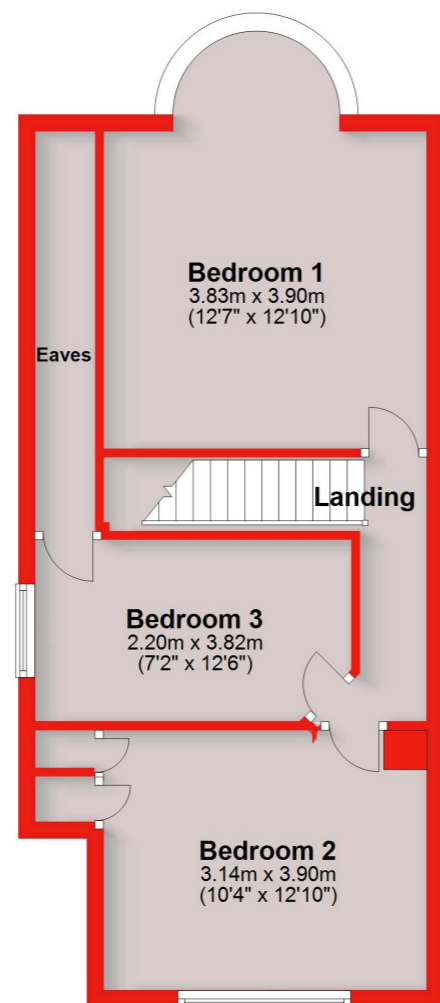
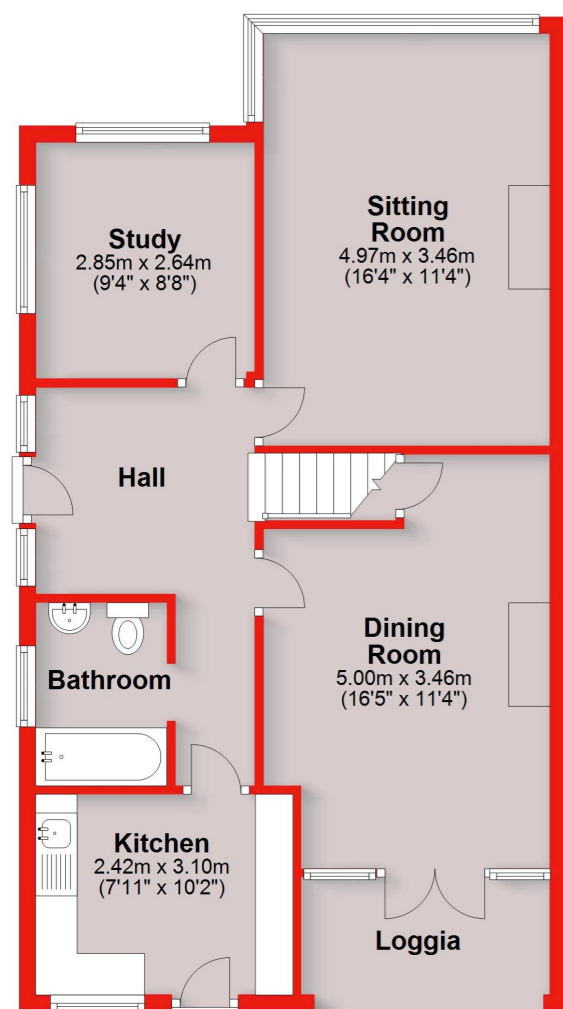
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 63.6 sq. metres (684.1 sq. feet)

First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 107.5 sq. metres (1157.3 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

79 Ridgeway Drive, Bromley, Kent BR1 5DG

Guide Price £500,000 Freehold

- Semi Detached Chalet House
- Three Bedrooms
- Kitchen.
- Garage, Gardens
- Requires Modernisation & Improvement
- Three Reception Rooms.
- Bathroom.
- EPC Rating F

79 Ridgeway Drive, Bromley, Kent BR1 5DG

This is a 3 bedroom semi detached chalet style house requiring general modernisation and improvement. Accommodation comprises on the ground floor, entrance hall, study, sitting room, dining room opening onto a loggia, fitted kitchen and bathroom. On the first floor there are three good size bedrooms plus eaves storage space. The property has the benefit of gas fired central heating by radiators, however the boiler does not work and requires replacement. Outside there is a detached garage accessed via a long driveway and a mainly lawned rear garden. This property offers much potential, your early viewing is recommended.

Location

Ridgeway Drive is a pleasant tree lined residential road running between New Street Hill and Burnt Ash Lane. Local shops are available either at Grove Park or on Burnt Ash Lane, including a branch of Lidl. The nearest station is Grove Park serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



Ground Floor

Hall

Front door with two flanking windows, radiator.

Study

2.85m x 2.64m (9' 4" x 8' 8") Windows to front and side, radiator.

Sitting Room

4.97m x 3.46m (16' 4" x 11' 4") Windows to front, York stone fireplace, radiator.

Dining Room

5m x 3.46m (16' 5" x 11' 4") Full height windows and double casement doors to rear opening onto loggia, tiled fireplace, understairs cupboard housing meters, radiator.

Kitchen

2.42m x 3.1m (7' 11" x 10' 2") Windows and part glazed door to rear, range of fitted wall and base cupboards with work surfaces over, inset stainless steel sink and

drainer, electric cooker, plumbing for washing machine, gas boiler for central heating and domestic hot water (NB not working and requires replacement), radiator.

Bathroom

Window to side, part tiled walls, coloured suite comprising panel bath, washbasin and low suite WC, radiator.

First Floor

Landing

Access to loft.

Bedroom One

3.83m x 3.9m (12' 7" x 12' 10") Bay window to front, radiator.

Bedroom Two

3.14m x 3.9m (10' 4" x 12' 10") Windows to rear, built in cupboard, built in airing cupboard housing lagged hot water cylinder, radiator.

Bedroom Three

2.2m x 3.82m (7' 3" x 12' 6") Window to side, radiator. Access to eaves storage area.

Outside

Detached Garage

To side, up and over door, personal door to side.

Driveway

To side, providing off road parking and access to garage.

Rear Garden

Mainly laid to lawn with mature trees and shrubs.

Council Tax

London Borough of Bromley Band E
Amount payable 2024/25 £2382.98

