



Guide Price £400,000 to £425,000 - This family home on Bramley Place is impeccably presented and meticulously cared for by its current owners. Inside, modern fittings and conveniences seamlessly complement the period features throughout. The ground floor boasts a lounge, perfect for cosy evenings, and an open-plan Kitchen/Diner, ideal for hosting gatherings. The kitchen also features a separate utility/storage cupboard. Upstairs, three generously sized bedrooms and a contemporary family bathroom await.

Externally, the façade has undergone sand blasting and repointing, rejuvenating the brickwork and making this property a standout on the cul-de-sac. Moreover, off-street parking with a security post at the front and a low-maintenance astro turf rear garden further enhance the appeal of this home.

Entrance Hall  
0.86m x 4.16m (2'9" x 13'7")

Lounge  
3.35m x 4.08m (10'11" x 13'4")

Kitchen/Dining Room  
5.20m x 3.15m (17'0" x 10'4")

Utility Room  
0.76m x 1.36m (2'5" x 4'5")

First Floor Landing  
1.12m x 1.90m (3'8" x 6'2")

Bedroom One  
3.43m x 3.40m (11'3" x 11'1")

Bedroom Two  
2.58m x 4.03m (8'5" x 13'2")

Bedroom Three  
2.58m x 3.02m (8'5" x 9'10")

Family Bathroom  
1.68m x 3.23m (5'6" x 10'7")

Garden  
9.31m approximate (30'6" approximate)

Additional Information

Council: Bexley

Parking: Off-street parking at the front and on-street parking

Heating: Gas Boiler

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.