

SQUARE FOOTAGE TAKEN FROM EPC

TOTAL FLOOR AREA : 800sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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14, Brockman Rise, Bromley, Kent BR1 5RB

Guide Price £525,000 Freehold

MAP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Charles Eden are delighted to offer this three bedroom semi-detached family home located on Brockman Rise within a popular residential area. Also, being moments away from Beckenham Hill train station make it ideal for those who commute to London on a regular basis.

The family home comprises; a welcoming entrance hall, spacious front reception room and a family orientated kitchen/dining room to the rear. Through the kitchen you will find a large 60" length garden. To the first floor are three bedrooms and a white fitted bathroom suite. The property also offers a garage to the side with off street parking for 1 car.

Locally there is a range of lovely parks (Forster Park, Shaftesbury Park and Beckenham Place Park), as well as woodland walks and cut through's perfect for family occasions. The area is well served by bus with links to Bromley, Beckenham, Lewisham and Catford. Further rail links include trains into London via Beckenham Hill or Bellingham rail stations which are under a mile away. The property is also within the catchment area for multiple Ofsted outstanding rated schools, all within walking distance.



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COVERED ENTRANCE

Light, part opaque double glazed door with opaque double glazed window to front leading into:

ENTRANCE HALL

coved ceiling, two understairs storage cupboards, radiator, laminate wood flooring

LOUNGE 13'03 into bay x 9'06

Double glazed bay window to front, picture rails, radiator, laminate wood flooring.

OPEN PLAN KITCHEN DINING ROOM 15'03 x 11'05

KITCHEN AREA

Double glazed window to rear, range of wall and base units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, four ring electric hob with hood over and oven under, spaces for: fridge freezer, washing machine, gas boiler (not tested by Charles Eden) laminate wood flooring.

DINING AREA

Double glazed French doors overlooking and leading out to rear garden, radiator, laminate wood flooring.

STAIRS TO FIRST FLOOR

Fitted carpet.

LANDING

Opaque double glazed window to side, fitted carpet.

BEDROOM ONE 13'03 into bay x 10'0

Double glazed bay window to front, radiator, wardrobe, laminate wood flooring

BEDROOM TWO 11'05 x 10'02

Double glazed window to rear, radiator, wardrobe, laminate wood flooring.



BEDROOM THREE 8'07 x 5'11

Double glazed window to front, radiator, cupboard, laminate wood flooring.

BATHROOM / WC

Opaque double glazed window to rear, comprising paneled bath with shower mixer tap, wash hand basin inset in vanity unit with mixer

tap, concealed cistern low level WC, heated towel rail, extractor fan, part UPVC shower panels to walls, vinyl flooring



OUTSIDE

REAR GARDEN 60' approximately

Mainly laid to lawn with shrubs. Gate giving access to front.



FRONTAGE

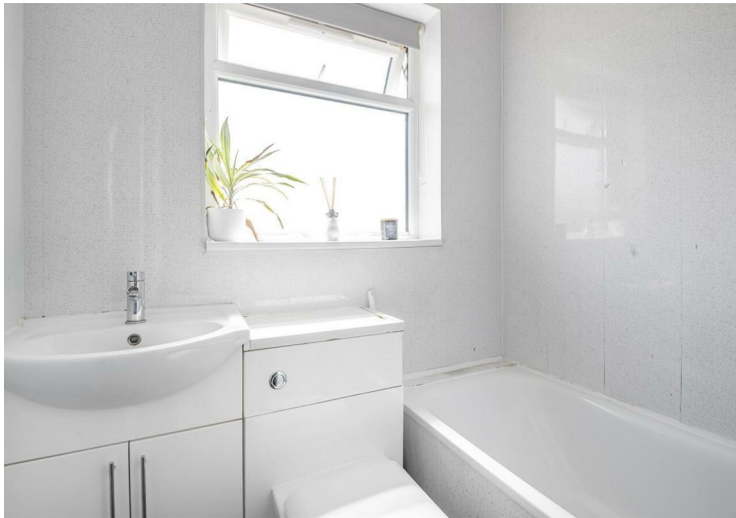
Laid to lawn with hedge and pathway.

SINGLE GARAGE

With off street parking for 1 car in front of garage.

COUNCIL TAX D

EPC RATING D



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



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