



**14 Brockman Rise, Bromley**  
Bromley

Guide Price **£525,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

# 14 Brockman Rise

Bromley, Bromley

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.

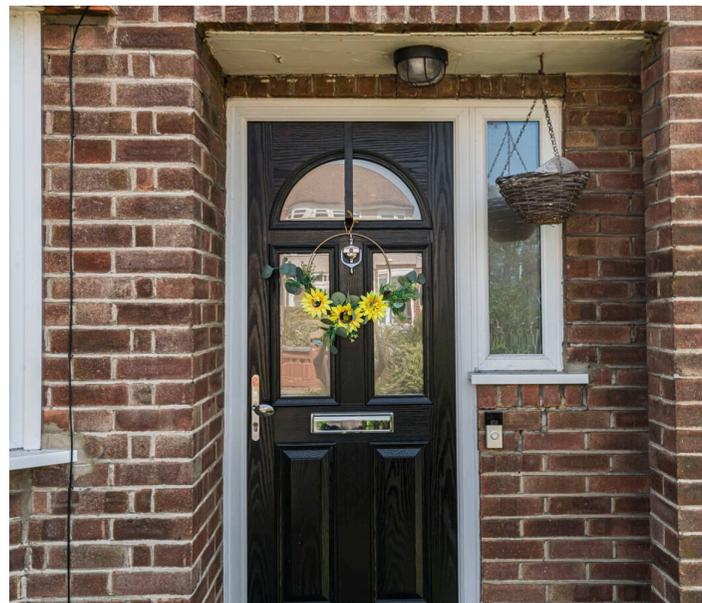
Council Tax band: D

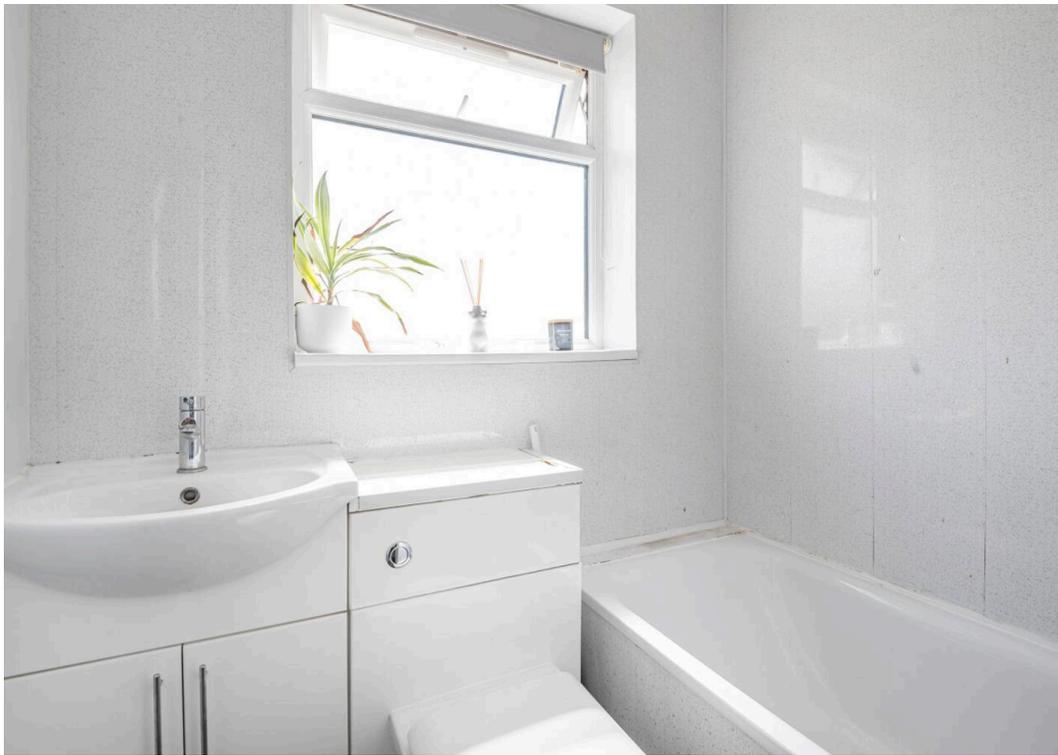
Tenure: Freehold

EPC Energy Efficiency Rating: D

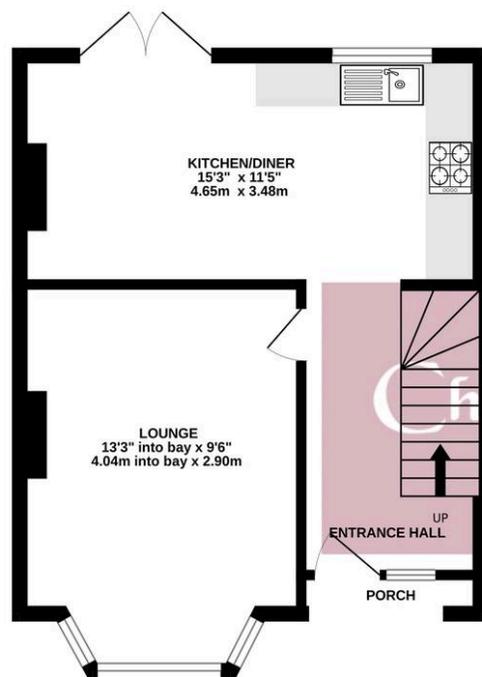
EPC Environmental Impact Rating: E

- Semi-detached family home
- Opportunity for extension (STPP)
- Close catchment to schools
- Popular residential area
- Excellent bus routes & train stations with links to London
- COUNCIL TAX D
- EPC RATING D

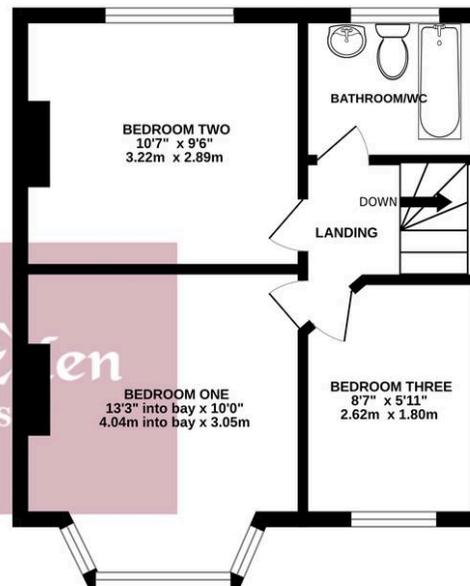




GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



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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