



GUIDE PRICE

£475,000

Woldham Road

, BR2 9LA

PROPERTY SUMMARY

Guide Price £475,000-£500,000 Presented CHAIN FREE mid-terrace house to the market, offering an exciting opportunity for modernisation. Conveniently located close to local schools and shops, the property is just 0.5 miles from Bromley South Station and 0.7 miles from Bickley Station, making it ideal for commuters. The accommodation comprises an entrance hallway, a spacious living room and a separate kitchen and dining area with doors opening onto a private rear garden. On the first floor, there are two double bedrooms, a single bedroom and a family bathroom. This property offers excellent potential to extend, subject to the necessary planning permissions (STPP) and would make a fantastic project for buyers looking to create a family home to their own specification.

EPC: C
COUNCIL TAX - D
Construction - Brick
Mains Services - Gas & Electric
Heating System - Gas
Broadband - Good
Mobile coverage - Good
Restrictive covenants - none

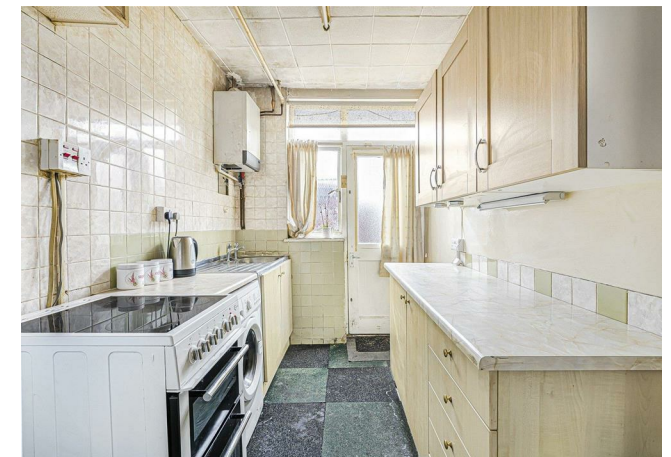
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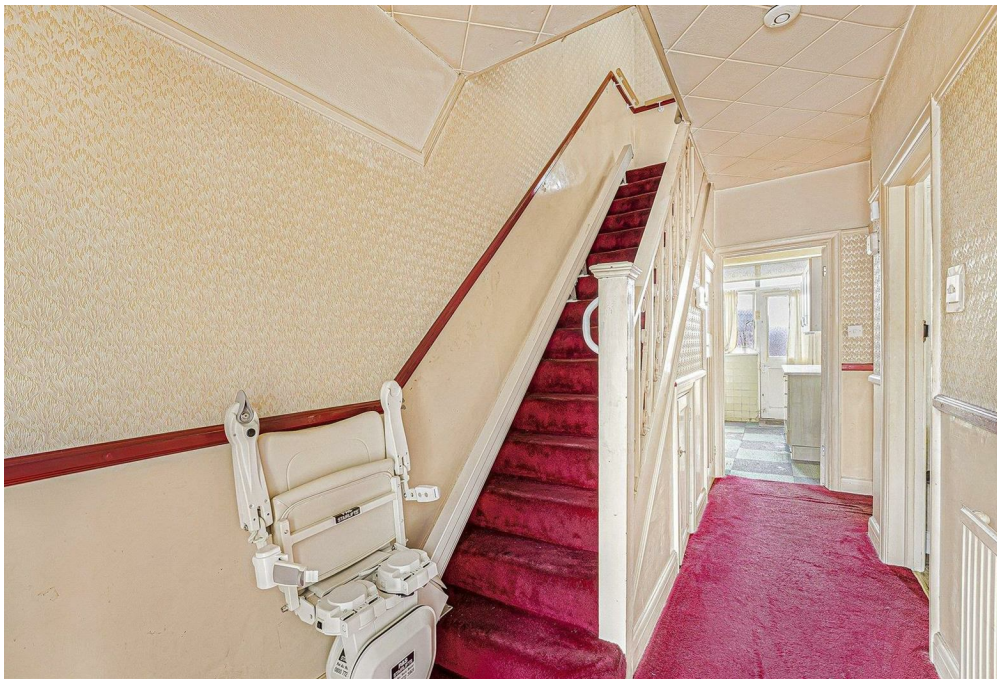
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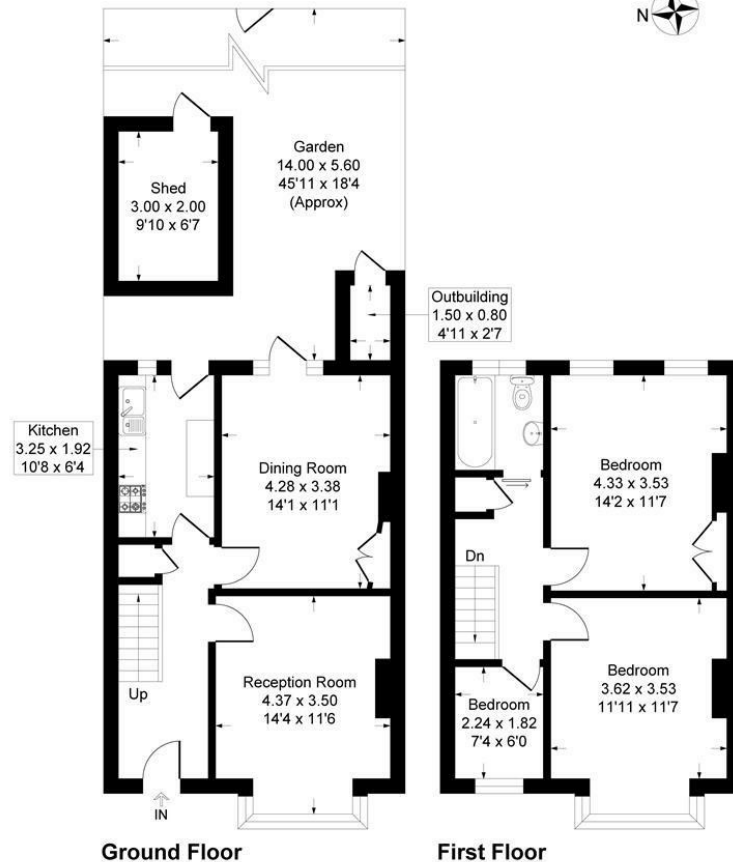






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Approximate Gross Internal Area = 91.0 sq m / 980 sq ft
 Outbuilding/Shed = 7.2 sq m / 78 sq ft
 Total = 98.2 sq m / 1058 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

LOCAL AUTHORITY

TENURE
 Freehold

EPC RATING:
 C

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



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