



Cotton Hill, Bromley BR1 5RS

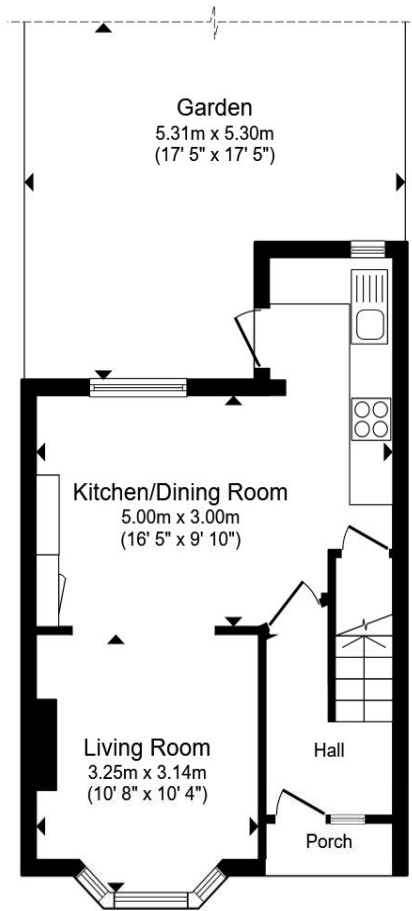
welcome to

Cotton Hill, Bromley

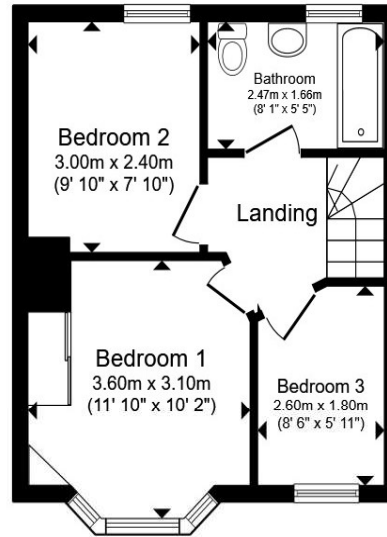
****THREE BEDROOM MID-TERRACED STARTER FAMILY HOME - IDEAL FOR FIRST TIME BUYERS****

The property briefly comprises of a porch, entrance hall, OPEN-PLAN kitchen/diner, living room, THREE GENEROUSLY SIZED BEDROOMS, bathroom, DRIVEWAY with OFF-STREET PARKING & a HUGE PRIVATE REAR GARDEN.





Ground Floor



First Floor



Driveway

Porch

Entrance Hall

Kitchen/Dining Room
16' 5" x 9' 10" (5.00m x 3.00m)

Living Room
10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom One
11' 10" x 10' 2" (3.61m x 3.10m)

Bedroom Two
9' 10" x 7' 10" (3.00m x 2.39m)

Bedroom Three
8' 6" x 5' 11" (2.59m x 1.80m)

Bathroom

Rear Garden

Total floor area 64.4 m² (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



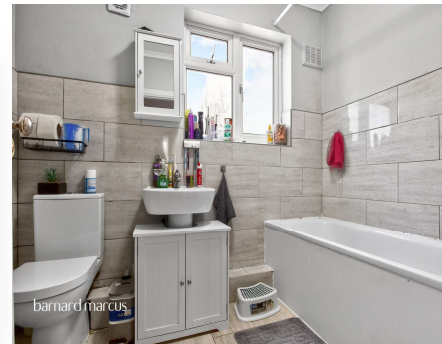
welcome to

Cotton Hill, Bromley

- PRIME BR1 POSTCODE
- THAMESLINK TRANSPORT LINKS - BECKENHAM HILL & BELLINGHAM STATIONS
- TRADITIONAL 1930'S FAMILY HOME
- NO ONWARD CHAIN
- THREE GENEROUSLY SIZED BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM103825](https://www.barnardmarcus.co.uk/Property/PKM103825)



Property Ref:
PKM103825 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, London, SE15 4NB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)