



Ullswater Close, Bromley, BR1 4JF
Guide price £500,000

TOWN/CITY
TC Town
& City
Homes

GUIDE PRICE-£500,000-£550,000.

What a fantastic location! Take a look at the video tour for this beautifully presented three bedroom family home situated in an enviable cul-de-sac position. Offering bags of potential for those who are looking for it but just as nice to move into as it is. Take a look at our video tour and then if this is of interest call Town and City Homes to view in person.



Location is fantastic here with a choice of stations all within close proximity including Ravensbourne, Shortlands, Bromley North and Bromley South. For comprehensive shopping there is The Glades, Bromley with its array of shops and restaurants.

For those seeking a more active lifestyle there are many attractions locally including Beckenham Place Park which should fulfill most needs with its nature trails, open space, water sports, play equipment and street food markets to name a few.

The property itself offers three generous bedrooms, a lovely modern bathroom, living room with juliette balcony to maximise the enjoyment of the warmer weather that is coming, a good size kitchen and a utility room which also gives access to the garden.

We have been told the garden is a 'sun trap', and being South West facing I can well believe this. The garage is integral and can be accessed both from the hallway and externally from the driveway making this prime for conversion if the need arises.

These homes are fantastic for flexible living and offers those wishing to extend and increase the size and or, the number of bedrooms, the opportunity to do so. Some have extended to the rear and converted the garage to make a super size, open plan kitchen diner with living room to the rear of the house overlooking the garden. Then four bedrooms and two bathrooms over the next two floors.

All in all we believe this will make a wonderful family home as it is, but should your needs require more then the opportunity is here so take a look at the video tour and then call us to view in person.

Entrance

Bedroom Three 12' x 8'4 (3.66m x 2.54m)

W/C

Utility 5'10 x 5'10 (1.78m x 1.78m)

Landing

Living Room 14'3 x 13'6 (4.34m x 4.11m)

Kitchen 8'9 x 8'1 (2.67m x 2.46m)

Second Floor Landing

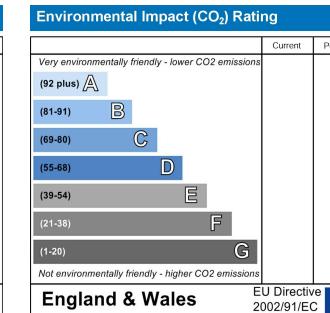
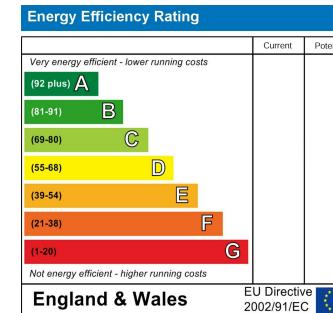
Main Bedroom 14'4 x 8'6 (4.37m x 2.59m)

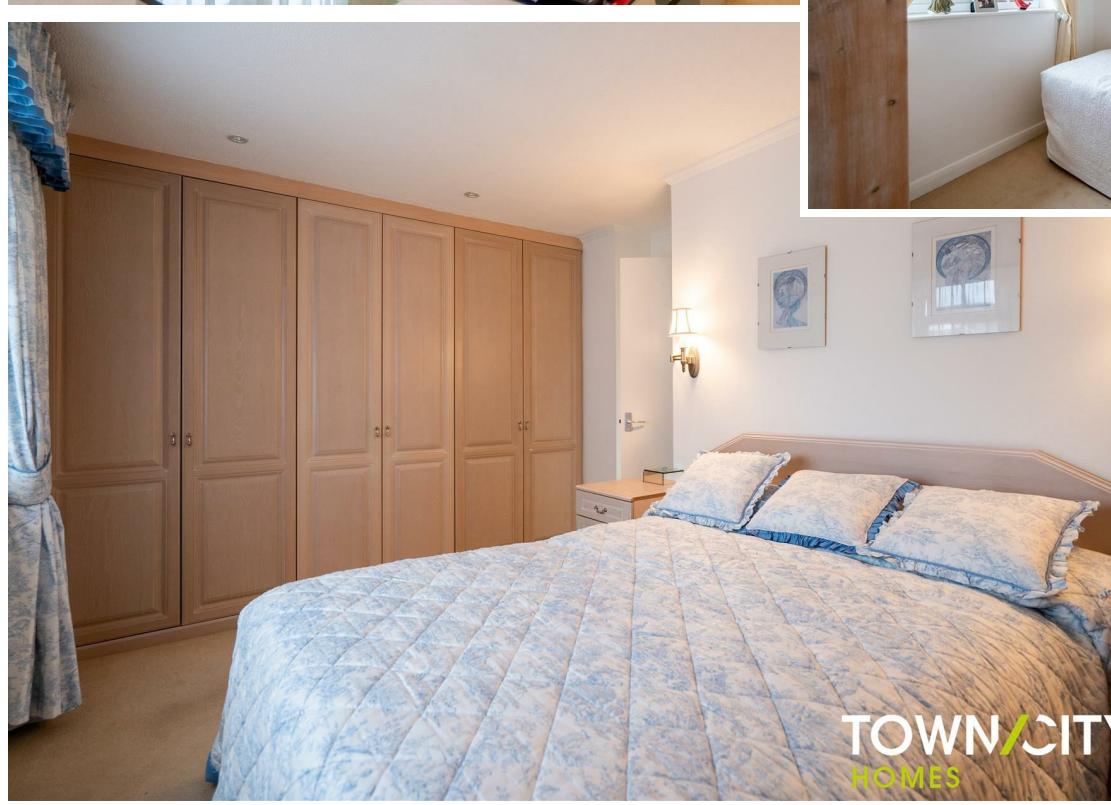
Bedroom Two 8'5 x 7'4 (2.57m x 2.24m)

Bathroom 8'2 x 5'10 (2.49m x 1.78m)

Garage 17' x 8'2 (5.18m x 2.49m)

Garden





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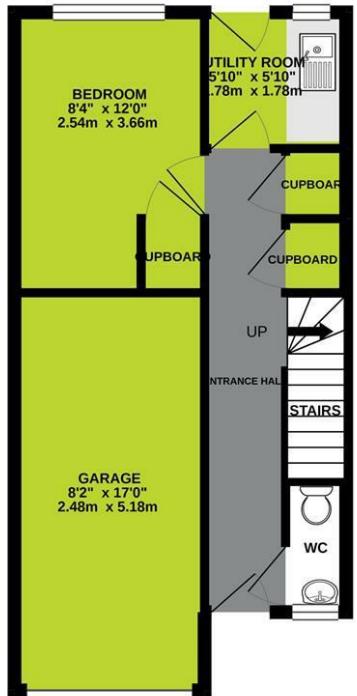
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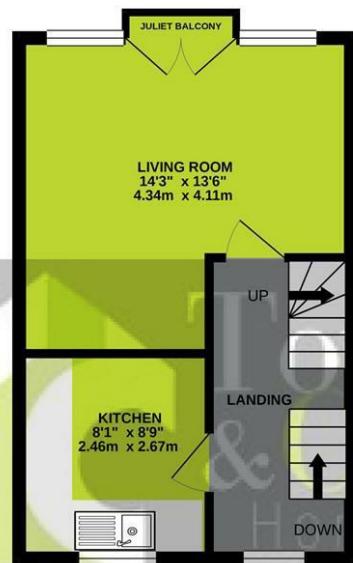


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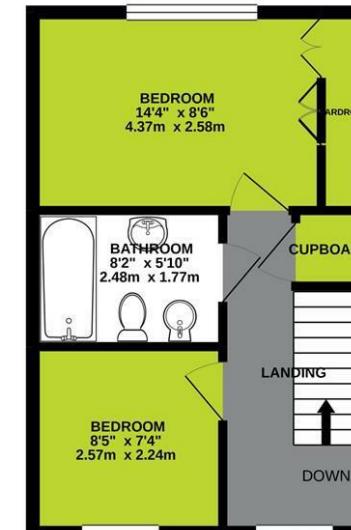
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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