



Cotton Hill | Bromley, Kent, BR1 5RP



Offers In Excess of: £500,000

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Cotton Hill, Bromley

Robinson-Jackson are delighted to bring to the market this three bedroom semi-detached house with side access and off-street parking. The property benefits from an upstairs bathroom, through lounge, 15' kitchen, and private rear garden with outbuildings. The property is within easy access of Beckenham Hill/Bellingham stations, shops and schools making it a great family home.

### Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- Three Bedrooms
- Semi-Detached
- Off-Street Parking
- Through Lounge
- Private Garden with Outbuildings
- Close to Beckenham Hill Station and Beckenham Place Park



## Interior

**Entrance Hall** Double glazed window to side, double panel radiator, fitted carpet.

**Through Lounge** 6.6m max x 5.03m max (21'8" max x 16'6" max) Double glazed bay window to front, single panel radiator, double panel radiator, understair storage, laminate wood flooring.

**Kitchen** 4.8m x 1.68m (15'9" x 5'6") Double glazed window to rear, double glazed sliding patio doors, range of wall and base units, plumbing for washing machine, induction hob, electric oven, extractor fan over.

**Landing** Loft hatch, fitted carpet.

**Bathroom** Double glazed opaque window to side, low level w.c., wash hand basin, panel enclosed bath with mixer tap, fully tiled walls, laminate flooring.

**Bedroom 1** 3.73m x 3.1m (12'3" x 10'2") Double glazed bay window to front, single panel radiator, laminate flooring.

**Bedroom 2** 3.12m x 2.84m (10'3" x 9'4") Double glazed window to front, single panel radiator, laminate flooring.

**Bedroom 3** 2.9m x 1.78m (9'6" x 5'10") Double glazed window to rear, single panel radiator, laminate flooring.

## Exterior

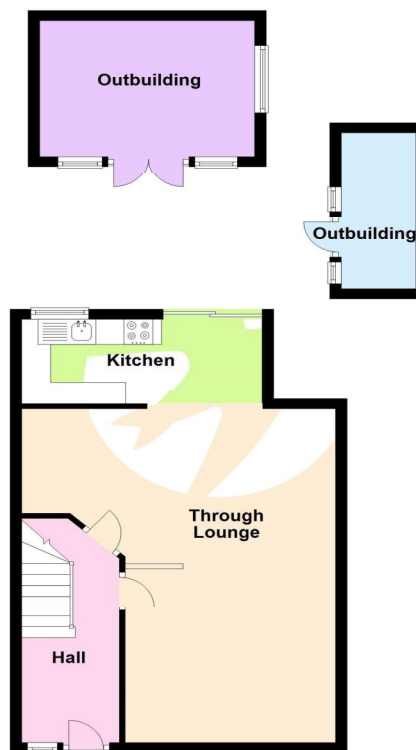
**Rear Garden** 23.47m Approx (77' Approx) Hard standing to rear, block paved patio, shrub borders, laid to lawn, shingle patio, summer house, side access, external tap.

**Front Garden** Block paved patio, off-street parking for two cars.

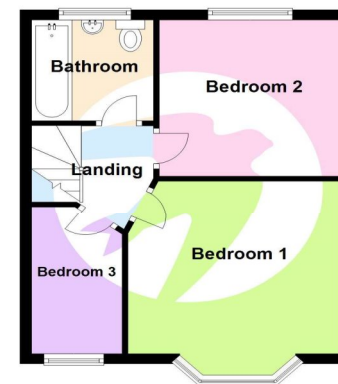
**Outbuildings** 3.7 (12'2")m x 2.7 (8'10")m and 3.3 (10'10")m x 1.32 (4'4")m Outbuilding one: Double glazed french doors to front, solid wood floor, power and light.

Outbuilding two: Concrete floor, sink with mixer tap, wooden frame door, single glazed window.

Ground Floor



First Floor



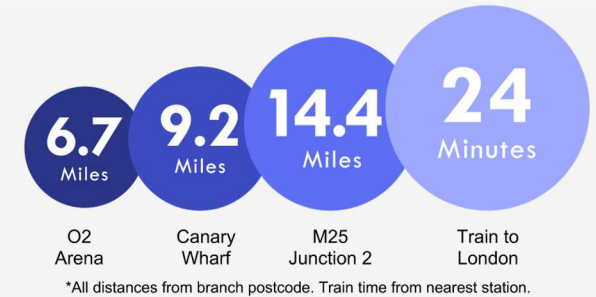
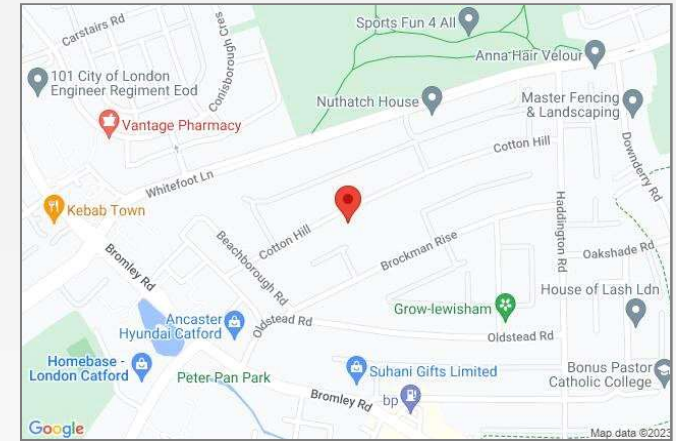
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Cotton Hill, Bromley, Kent, BR1 5RP



## Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band D (£1,926 pa)

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8698 1234  
Robinson Jackson  
87 Rushey Green,  
Catford  
SE6 4AF  
jamie.nicol@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.