



Camlan Road | Bromley, BR1 5LT



Asking Price: £450,000

Freehold

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

## **Camlan Road,** Bromley

A great opportunity to acquire this stunning terraced home situated at Camlan Road. The property boasts a bright and spacious feel throughout and comprises three bedrooms, reception, extended kitchen/breakfast room with modern fitted kitchen and bathroom. Additional benefits to include storage and private rear garden.

### **Property Features**

- Council Tax: C
- EPC Rating: D
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Reception
- Private Garden
- Access to Local Amenities



## Interior

**Hall** Understair storage, radiator, laminate flooring.

**Lounge** 3.96m x 3.5m (13' x 11'6") Double glazed window to front, coved ceiling, fitted storage units, radiator, carpet.

**Dining Room** 3.33m x 3.84m (10'11" x 12'7") Double glazed doors and window to rear, storage cupboard housing boiler and washing machine, radiator, laminate flooring.

**Kitchen** 2.5m x 2.74m (8'2" x 9') Range of wall and base units, fitted oven, hob and extractor fan, stainless steel sink with mixer tap, space for fridge, integrated dishwasher, tiled floor.

**Landing** Loft hatch, fitted carpet.

**Bedroom 1** 3m x 2.51m (9'10" x 8'3") Double glazed window to front, fitted wardrobes, radiator, laminate flooring.

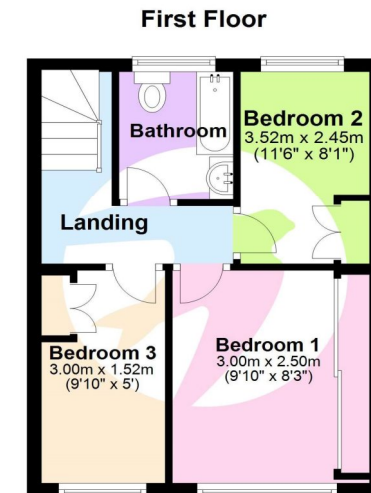
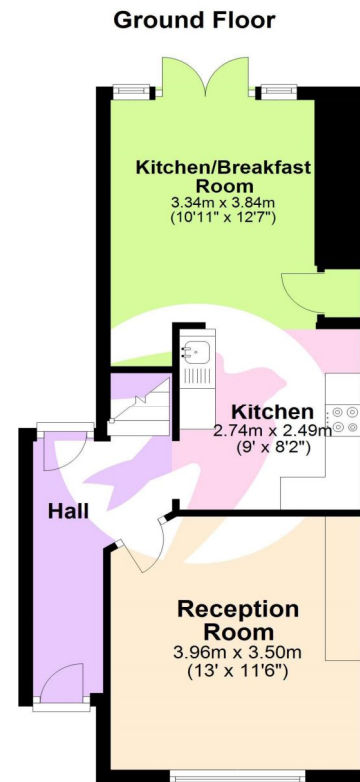
**Bedroom 2** 3.5m x 2.46m (11'6" x 8'1") Double glazed window to rear, fitted wardrobes, radiator, laminate flooring.

**Bedroom 3** 3m x 1.52m (9'10" x 5') Double glazed window to front, fitted wardrobes, radiator, carpet.

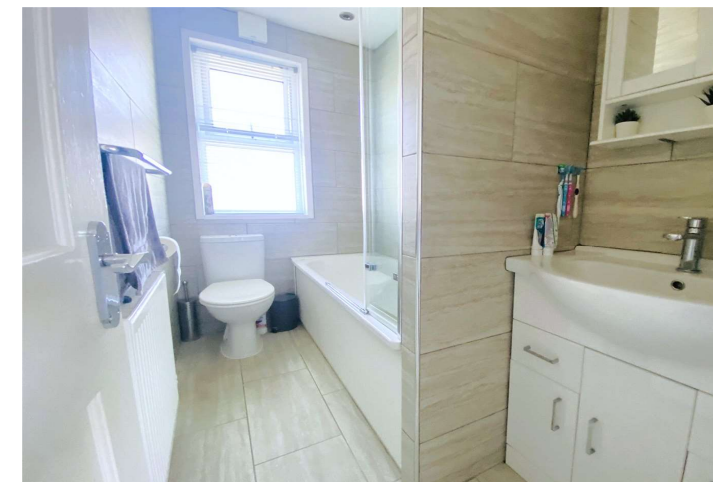
**Bathroom** Double glazed window to rear, panel enclosed bath with mixer tap and shower attachment, storage unit housing hand basin with mixer tap, low level w.c., radiator, tiled flooring.

## Exterior

**Garden** Paved area to front, artificial grass with paved footpath, panel wooden fencing, shed.



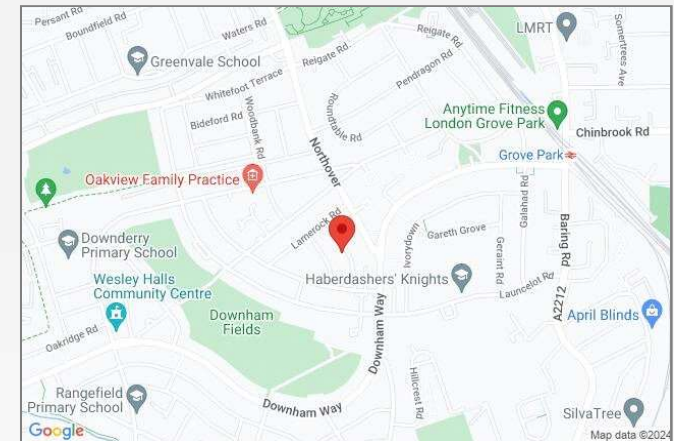
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Camlan Road, Bromley, BR1 5LT



## 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 C (£1,812 pa)

Parking: Private Driveway

Electric Supply: Yes

Water Supply: Yes

Heating Supply: Yes - Gas central heating

Sewerage: Drainage to public sewer

Broadband: Standard, superfast, ultrafast available

Networks: Community Fibre, Openreach, Virgin Media

Mobile Signal: Good coverage - EE, Three, 02, Vodafone

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8698 1234

Robinson Jackson

87 Rushey Green,

Catford

SE6 4AF

[jamie.nicol@robinson-jackson.com](mailto: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.