





Calmont Road, Bromley

Guide Price £675,000 Freehold

Offered to the market for the first time in over 60 years, this presents a rare opportunity to acquire a long cherished family home. Ideally located within easy reach of Beckenham Place Park, local bus routes, plus Ravensbourne and Shortlands train stations. Guide Price £675,000 - £700,000

2 reception rooms | Double Glazed | Family bathroom | Garage & off street parking | Gas central heating | Good size garden | Kitchen-diner | Spacious throughout | Study | Ground floor shower / utility room |

EPC Rating: D

Please scan here for a virtual tour of the property:

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Well Located Three Bedroom Semi-Detached House Close to Beckenham Place Park and Excellent Transport Links

Guide Price £675,000 - £700,000 Offered to the market for the first time in over 60 years, this well-loved three-bedroom semi-detached house presents a rare opportunity to acquire a family home in a highly convenient location.

The accommodation is arranged over two floors and comprises of - on the ground floor, two reception rooms, a study, a kitchen with dining area, and a shower/utility room. To the first floor are three bedrooms and a family bathroom.

Further benefits include double glazing, gas central heating, a detached garage, and a good sized rear garden, providing excellent outdoor space for families and keen gardeners alike. The property also offers excellent potential for extension, subject to the necessary planning permissions and consents.

Ideally situated within easy reach of Beckenham Place Park, local bus services, Ravensbourne and Shortlands railway stations, the property enjoys excellent transport links and convenient access to a range of local amenities, making it an ideal choice for families and commuters alike.

Council Tax Band: E
Tenure: Freehold
Parking options: Garage
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTC










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Approx Gross Internal Area
135 sq m / 1451 sq ft



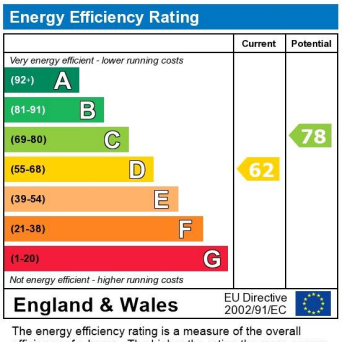
Ground Floor
Approx 70 sq m / 750 sq ft

First Floor
Approx 52 sq m / 555 sq ft

Garage
Approx 14 sq m / 146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.