

Churchdown | Bromley, BR1 5PG

2 | 1 | 1 | **Guide Price £375,000 to £400,000** | **Freehold**

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Churchdown, Bromley

This well presented two bedroom terraced house is situated in the popular residential area of Downham, offering comfortable and well proportioned accommodation together with a delightful private rear garden

The ground floor provides a welcoming and spacious reception room, with plenty of natural light and direct access to the rear garden, creating an ideal space for both relaxing and entertaining. The property also benefits from a separate fitted kitchen, offering a good range of storage and worktop space.

Upstairs are two well proportioned bedrooms, both offering ample space for bedroom furniture, along with a fitted family bathroom.

Externally, one of the property's standout features is the attractive private rear garden, comprising a paved patio area leading onto a generous artificial lawn surrounded by established shrubs and planting. The artificial grass provides an extremely low-maintenance outdoor space, ideal for those looking to enjoy a garden without the time and upkeep associated with a traditional lawn. The garden offers an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

Downham is a well established residential neighbourhood offering a good selection of everyday shops, schools, leisure facilities and green spaces, including Downham Woodland Walk and Forster Memorial Park. Transport connections are convenient, with Grove Park station providing rail services towards London Charing Cross and Cannon Street, while a number of local bus routes provide connections towards Lewisham, Catford, Bromley and surrounding areas.

With its comfortable accommodation, private garden and convenient location, this appealing home would make an excellent choice for first-time buyers, couples or a small family.









Interior

Entrance Hall Fitted carpet, entrance door, carpeted stairs to landing, built in storage cupboard, access to reception room and kitchen.

Reception Room 6.73m x 3.63m (22'1" x 11'11") Double glazed window to the front, sliding double glazed doors to the rear, fitted carpet, gas fire place, covings, two radiators.

Kitchen 2.77m x 1.65m (9'1" x 5'5") Double glazed window to the rear, space for cooker and fridge freezer, extractor hood, plumbing for dishwasher and washing machine, sink with mixer tap, splashback tile, tiled floor, wall and base units with worktops above.

Landing Fitted carpet, access to all bedrooms and bathroom.

Bedroom 1 3.35m x 3.96m (11' x 13') Double glazed window to the front, radiator, built in storage cupboard, build in wardrobe with sliding doors, fitted carpet, covings.

Bedroom 2 3.35m x 3.35m (11' x 11') Double glazed windows to the rear, radiator, fitted carpet, covings.

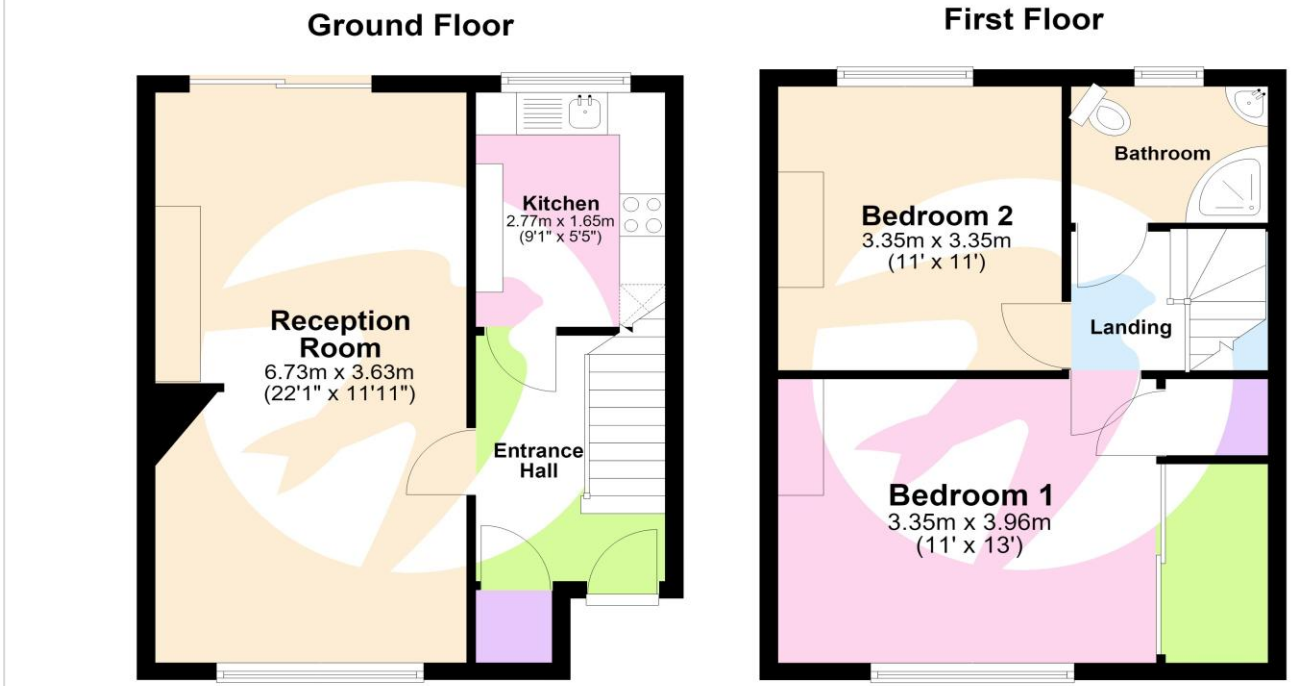
Bathroom 1.55m x 1.55m (5'1" x 5'1") Double glazed window to the rear, corner shower cubicle, low level WC, corner wash hand basin with built in storage underneath, tiled walls, vinyl floors, extractor fan.

Exterior

Garden Paved patio area, artificial lawn area, garden shed, various plants and shrubs.

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C
EPC Rating: TBC



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



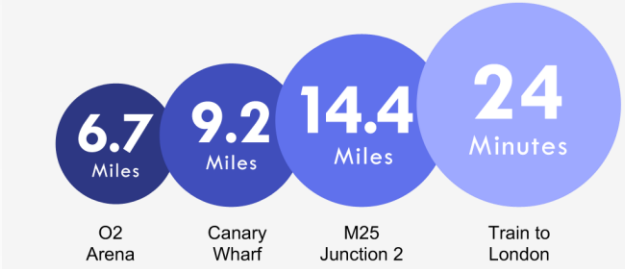




Property Location

Churchdown, Bromley, BR1 5PG





*All distances from branch postcode. Train time from nearest station.

Property Features

- Two Bedroom Terraced House
- Spacious Reception Room
- Separate Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Close to Local Shops, Schools & Amenities
- Convenient Transport Links
- Ideal for First-Time Buyers, Couples or Small Families
- Total floor area: 72m²= 775ft² (guidance only)

Location

Downham is a popular residential area in South East London, known for its community feel, green spaces and convenient local amenities. The area offers a good selection of shops, schools and recreational facilities, with Beckenham Place Park nearby. Transport connections are available from Grove Park and Beckenham Hill stations, alongside numerous local bus routes providing easy access to Catford, Bromley, Lewisham and surrounding areas.



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