



## Magpie Hall Lane

Bromley, Kent BR2 8ER

*A thoughtfully extended and neutrally decorated 3 double bedroom semi-detached family home*



# Magpie Hall Lane

Guide Price £625,000

A thoughtfully extended and neutrally decorated 3 double bedroom semi-detached home boasting a contemporary style open plan kitchen/living room to the rear overlooking the lovely garden.

The kitchen itself benefits from white gloss units with contrasting black granite worktops, a breakfast bar with carousel, integrated dishwasher, built-in microwave/oven and second built-in oven. There is also a handy separate cupboard with plumbing for a washing machine, a downstairs w.c. and a comfortable sitting room to the front.

Upstairs the master bedroom benefits from built-in wall to wall wardrobes, together with 2 further good sized bedrooms and a modern 3 piece family bathroom suite with shower.

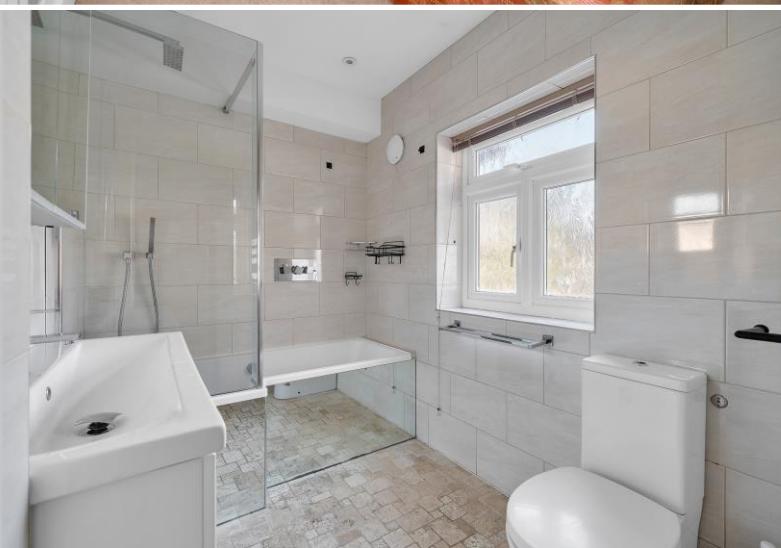
Please note most furniture can be separately negotiated.

Outside there is parking for 2 cars to the front and a detached garage to the rear with new roof, power and light.

Council Tax Band: E      EPC: D      CHAIN FREE

- 3 Double bedrooms
- Open plan kitchen
- Downstairs W.C.
- 3 Piece bathroom and shower
- Combination boiler
- Double glazing
- Much Oak flooring
- Lovely garden
- Parking for 2
- Detached garage







# Magpie Hall Lane, BR2

Approximate Gross Internal Area = 1266 sq ft / 117.61 sq m



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

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## Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



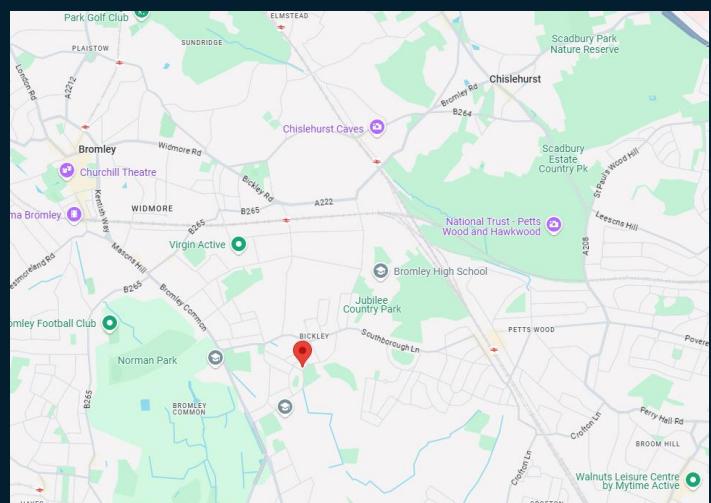
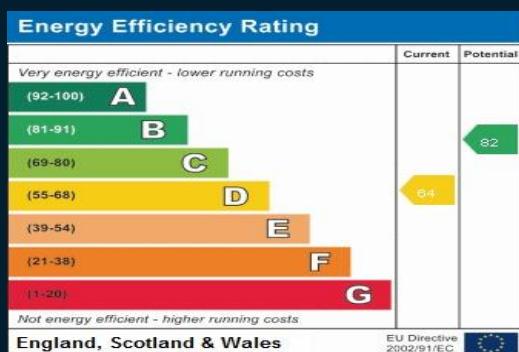
## Additional Information:

**Council Tax Band: E**

**EPC Rating: D**

**Location: BROMLEY**

**Viewing: Via Browne Estates**



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