



Winlaton Road, BR1 5PU
Asking Price Of £450,000

COCKBURN
ESTATE AND LETTINGS AGENTS

Winlaton Road, BR1 5PU

***** CHAIN FREE *****

Spacious three bedroom semi detached home set in a quiet residential road in Bromley. The property is in need of some modernization and offers no onward chain. The property briefly comprises of two reception rooms, separate kitchen, upstairs bathroom and three bedrooms. It also has a garage, double glazing and a mainly lawned garden. With excellent schools nearby, and being close to all local amenities, this would be perfect for growing families and excellent transport links keep you connected with Bromley Shopping Centre, Beckenham & surrounding areas.

Offering obvious scope to extend (STPP), this property would be ideal for any first time buyers looking to take on a project house and get themselves onto the property ladder! Call Cockburn now to arrange a viewing!



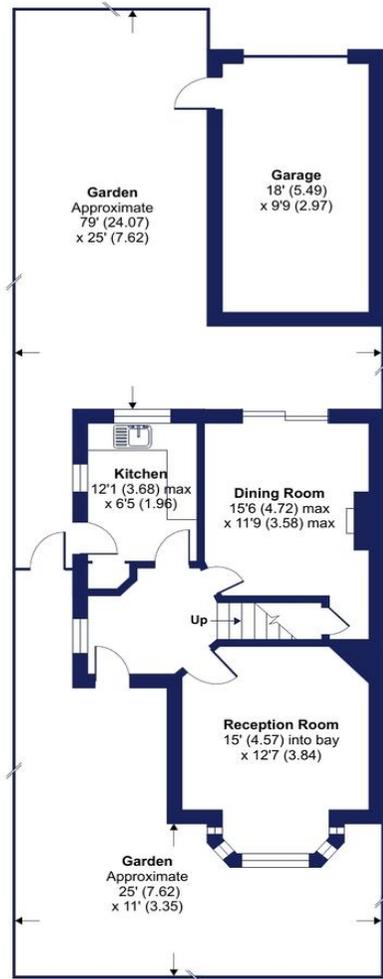
Key Features:

- ◆ Chain Free Sale
- ◆ Three Bedrooms
- ◆ Two Reception Rooms
- ◆ Potential For Off Street Parking & Garage To Rear
- ◆ Large Garden To Rear
- ◆ Ideal For Growing Families
- ◆ Potential To Extend (STGRPC)
- ◆ Perfect First Time Purchase
- ◆ Excellent Transport Links Nearby
- ◆ Council Tax Band D – Lewisham London Borough Council



Winlaton Road, Bromley, BR1

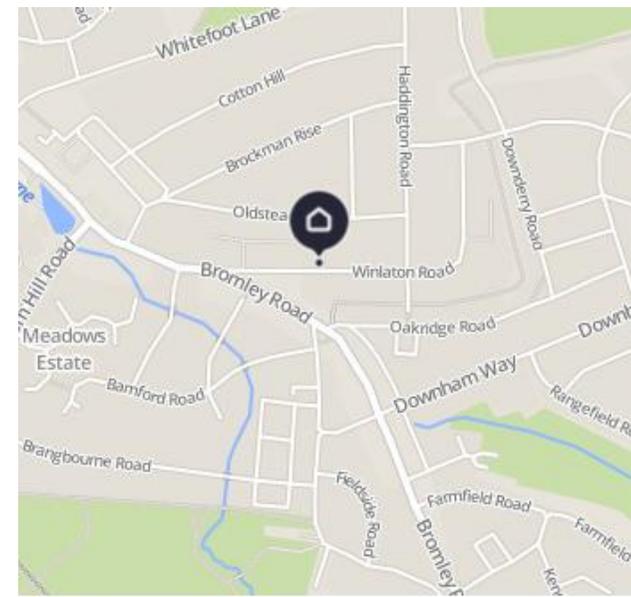
Approximate Area = 951 sq ft / 88.3 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 1128 sq ft / 104.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Cockburn Estates Agents. REF: 942768

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.