

2 Bed Semi-Detached In Yewdale Close , Bromley, BR1 4JJ

£455,000





## SHORT DESCRIPTION

Property Ref: 16433 Set in a peaceful, leafy cul-de-sac just moments from the open green spaces of Beckenham Place Park, this beautiful 1950s semi-detached home offers charm, convenience, and excellent potential to extend. The ground floor offers a bright open-plan living area and a kitchen, with two double bedrooms and a family bathroom upstairs. A standout feature is the 21ft x 13'9" integrated garage—ideal for conversion (STPP), storage, or a workshop. The property also benefits from double glazing, gas central heating, and a generous rear garden. Brilliant for commuters: The house is close to three train stations. Ravensbourne Station (Zone 4) is only 0.5 miles away with regular trains to London Blackfriars, plus excellent 24-hour bus links. The area is well served by highly regarded schools, including several rated Ofsted Outstanding, such as Burnt Ash Primary School and Bonus Pastor Catholic College. Nearby Bromley Town Centre offers a wide selection of shops and supermarkets, restaurants and cafés, cinema, Art Deco theatre, leisure facilities. Everything you need is within easy reach, making this an ideal home for a couple, young family or anyone seeking a well-connected, community-focused location. Property Type: Semi-detached Full selling price: £455000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 832 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant...



**Bed Room(s)**



**Bath Room(s)**

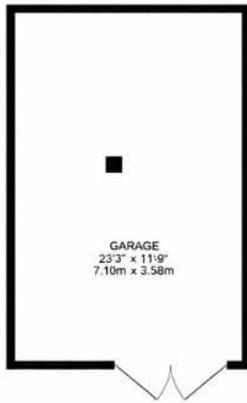


**Living Room(s)**

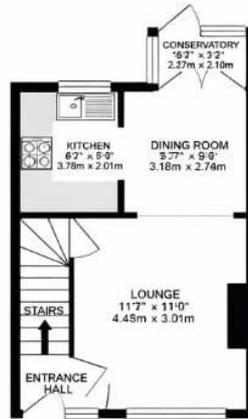
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

LOWER GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m) approx.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 52 square metres    |

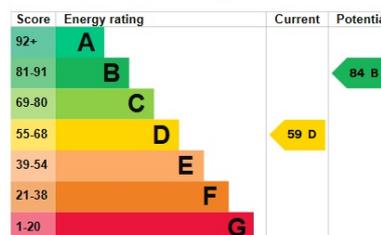
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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