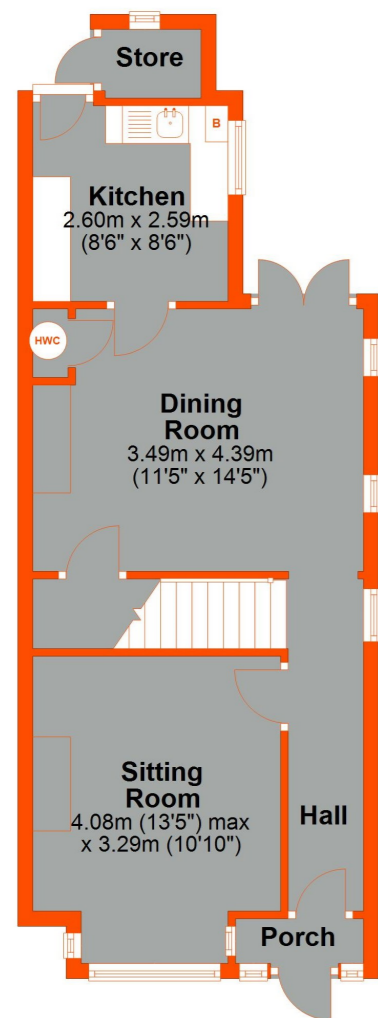


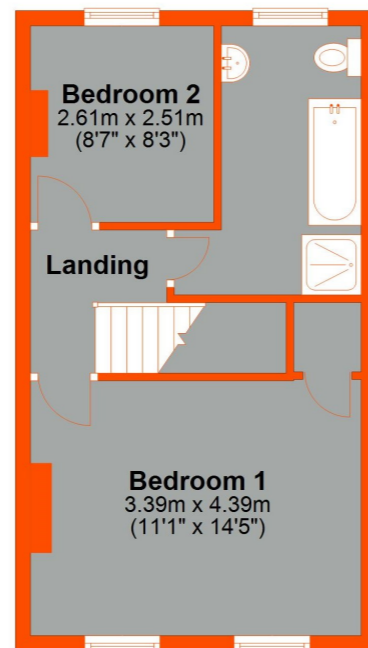
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 46.0 sq. metres (495.4 sq. feet)



**First Floor**  
 Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 81.6 sq. metres (878.4 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Bromley Office - 020 8460 4166

**21 Pembroke Road, Bromley, Kent BR1 2RT**  
**Guide Price £450,000 Freehold**

- Semi Detached House
- Large Bathroom
- Kitchen
- Two Bedrooms
- Gas C/H & Double Glazing
- Sitting Room, Dining Room
- Chain Free
- Garden, EPC Rating D.



## 21 Pembroke Road, Bromley, Kent BR1 2RT

Situated in this much sought after road this is a two bedroom semi detached house providing well proportioned accommodation. The property has the benefit of a gas fired central heating system with modern boiler and controls and sealed unit double glazing, elsewhere however, some modernisation is required. On the ground floor comprises an entrance hall with enclosed porch, sitting room, separate dining room and kitchen. On the first floor there are two bedrooms and a large bathroom with both panelled bath and separate shower cubicle. Outside there is a mainly paved garden to the front and a lawned rear garden with paved patio area and shed.

### Location

Conveniently located for local schools with St George's Primary just around the corner and Bullers Wood Boys and Girls Secondary Schools within easy reach. Shops are available in nearby Widmore Green, together with bus services to both Bromley and Chislehurst. The nearest Railway Station is Bickley providing fast and frequent Services to London Victoria.



### Ground Floor

#### Entrance Porch

Double glazed door and windows.

#### Hall

Front door, obscure double glazed window to side, wall mounted central heating controls, wood block floor, radiator.

#### Sitting Room

4.08m max x 3.29m (13' 5" x 10' 10") Double glazed square bay window to front, tiled fire place, wood block floor, radiator.

#### Dining Room

3.49m x 4.39m (11' 5" x 14' 5") Double glazed doors with leaded lights opening onto rear garden, obscure double glazed window to side, fire place, airing cupboard housing lagged hot water cylinder, wood block floor, understairs store cupboard, radiator.

### Kitchen

2.60m x 2.59m (8' 6" x 8' 6") Double glazed window to side, door to rear, stainless steel sink and drainer, some fitted wall and base cupboards, gas and electric cooker points, wall mounted Worcester gas fired boiler.

#### Rear Porch

Store cupboard.

### First Floor

#### Landing

Loft access.

#### Bedroom 1

3.39m x 4.39m (11' 1" x 14' 5") Double glazed windows to front, radiator.

#### Bedroom 2

Double glazed windows to rear, built in wardrobe, radiator.

### Bathroom

Obscure double glazed window, white suite comprising panelled bath, separate walk in shower and drainer, some fitted wall and base cupboards, gas and electric cooker points, wall mounted Worcester gas fired boiler.

### Outside

#### Front Garden

Paved.

#### Rear Garden

Mainly laid to lawn with paved patio area, shed, sideways.

### Additional Information

#### Council Tax

London Borough of Bromley Band D - £1949.71 for 2024/25

