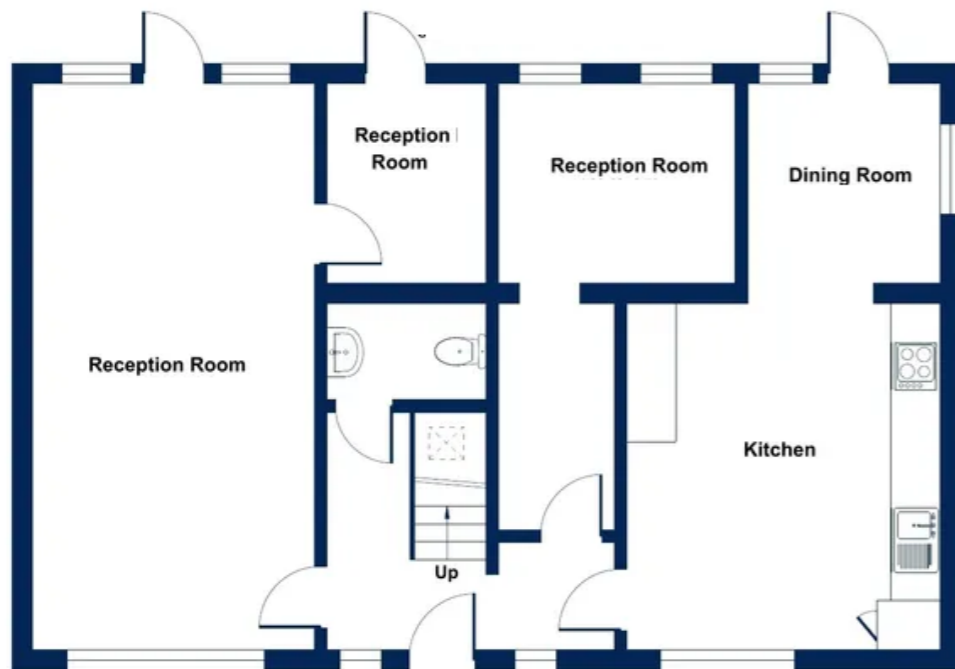




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	83
England, Scotland & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1336 sq ft / 124.1 sq m

**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

6 Southborough Road, Bromley, Kent BR1 2EB  
**£485,000 Freehold**

- Two Bedrooms & Dressing Room
- Dual Aspect Lounge.
- Cloakroom & Bathroom
- Off Street Parking
- Large Kitchen/Diner
- Chain Free Period Home
- Rear Garden
- 0.1 Mile To Bickley Station

## 6 Southborough Road, Bromley, Kent BR1 2EB

In need of updating, this is an opportunity to acquire a unique home in a popular location, a stones throw from Bickley station. Set behind timber gates, the property is double fronted, once believed to have been a coach house/stables. Internally the property has flexible and versatile living accommodation with dual aspect rooms, including a large lounge, fitted kitchen with dining area, study, a smaller reception room and cloakroom to the ground floor. To the first floor there are two double bedrooms with what could be either a walk in dressing room, cot room or study, and an updated family bathroom. The property has some double glazing and gas fired central heating. Outside, the property has off street parking with a low maintenance front garden and a lawned rear garden. Chain free.

### Location

Located just a few hundred yards from Bickley station with mainline services into London Blackfriars for the City, as well as London Victoria. Chislehurst station, slightly further away serves both Cannon Street and London Bridge. Local schools, both primary and secondary are within easy reach including Bickley Park primary, Bullers Wood Boys 0.3 mile, Bullers Wood Girls 0.6 mile and Bromley High 0.7 mile. Local shops are available in Southborough Road with bus routes passing close by.



### Ground Floor

#### Entrance

Timber door into hall, double radiator, window to front, door to inner lobby.

#### Reception Room 1

6.93m x 3.45m (22' 9" x 11' 4") Double glazed dual aspect room, double glazed window to front, double glazed door and window to rear, wooden laminate flooring, radiator, door into:-

#### Study

2.54m x 1.88m (8' 4" x 6' 2") Glazed door to garden, wooden laminate flooring, radiator.

#### W/C

Low level w/c, wash hand basin and chrome taps, flooring as laid.

#### Reception Room 2

3.05m x 2.53m (10' 0" x 8' 4") 2 x windows to rear, radiator, door to inner lobby.

#### Kitchen

4.23m x 3.70m (13' 11" x 12' 2") Window to front, range of fitted wood effect wall and base units, worktops over, electric oven, gas hob and extractor, wooden flooring, space for washing machine and dishwasher, stainless steel sink and mixer tap, Ideal combi boiler in concealed cupboard.

### Dining Room

2.54m x 2.46m (8' 4" x 8' 1") Dual aspect window to side and rear, door to rear, radiator, flooring as laid.

### First Floor

#### Landing

Stairs to first floor landing, Velux window, built in storage cupboard, double radiator.

#### Bedroom 1

4.28m x 3.65m (14' 1" x 12' 0") Dual aspect double glazed window to front, sash window to rear, double radiator.

#### Bedroom 2

3.16m x 2.92m (10' 4" x 9' 7") Double glazed window to rear, radiator, Velux, door to:-

#### Dressing Room/Cot Room

2.22m x 1.84m (7' 3" x 6' 0") Sash window to side, radiator, panelled walls.

#### Bathroom

White bathroom suite comprising shower over, low level w/c, wash hand basin and storage, radiator, extractor, flooring as laid, double glazed window to front, heated towel rail.

### Outside

#### Garden

Lawn with gravel patio area, fenced.

#### Parking

Off street parking.

### Additional Information

#### Council Tax

London Borough of Bromley Band D  
For the current rate please visit:  
[bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Broadband and Mobile

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)