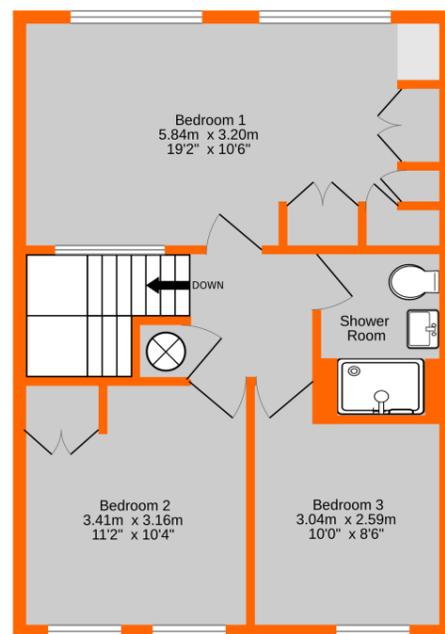
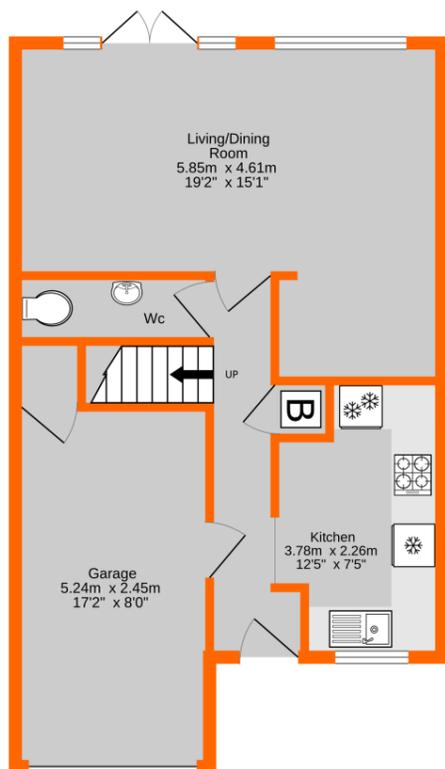


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Ground Floor
53.0 sq.m. (571 sq.ft.) approx.

1st Floor
48.6 sq.m. (523 sq.ft.) approx.



Integral Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 101.6 sq.m. (1094 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

17 Caygill Close, Bromley, Kent BR2 0PS

Chain Free £580,000 Freehold

- Three Bedroom Mid Terrace House.
- Living/Dining Room With Parquet Flooring.
- Kitchen With Various Integrated Appliances.
- Spacious 19' 2" Main Bedroom.
- White Cloakroom & Shower Room.
- Short Walk Highfield Schools.
- 0.5 Mile Bromley South Station.
- Integral Garage & 32' Rear Garden.

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.
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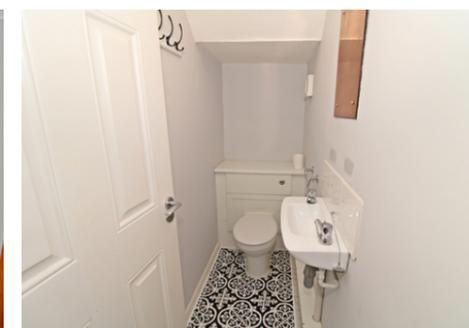


17 Caygill Close, Bromley, Kent BR2 0PS

CHAIN FREE - One of the popular three bedroom mid terrace Georgian style homes, built by Crest Homes, which could be altered into a four bedroom property, by creating two bedrooms from the 19' 2" main bedroom, subject to the necessary consents. The house is within walking distance of the sought after Highfield schools and 0.5 of a mile from Bromley South station with fast trains (about 18 minutes) to London. L shape living/dining room with double glazed doors to the garden and parquet flooring. White suite cloakroom and kitchen with cream fitted units and various integrated appliances. White suite shower room with a Triton shower and the two larger bedrooms have fitted wardrobes. Warm air heating via a Johnson and Starley boiler and double glazing. Integral garage and driveway for one vehicle. 32' x 19' paved garden with various shrubs.

Location

Caygill Close is off Cumberland Road and the property is about 0.5 of a mile from Bromley High Street, with The Glades Shopping Centre, various restaurants and coffee shops and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy, St Marks Primary and Ravensbourne Secondary schools. Bus services pass along Cumberland Road and Westmoreland Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Wood can be accessed at the junction of South Hill Road and Westmoreland Road.



Ground Floor

Entrance

Via front door to:

Hallway

5.26m x 0.88m (17' 3" x 2' 11") Parquet flooring, cupboard housing Johnson and Starley boiler for warm air heating, warm air vent, staircase to first floor, door to garage

Cloakroom

2.24m x 0.83m (7' 4" x 2' 9") White concealed cistern low level w.c. and wash basin, extractor fan

Living/Dining Room

5.85m x 4.61m reducing to 3.18m (10' 5") (19' 2" x 15' 1") L shape room with double glazed doors with side windows to rear, double glazed rear window, three warm air vents, parquet flooring, coving, serving hatch to:

Kitchen

3.78m reducing to 3.02m (9' 11") x 2.26m (12' 5" x 7' 5") Appointed with cream fronted fitted units and drawers, granite effect work surfaces, splashback tiling, Leisure stainless steel sink and drainer, chrome mixer tap, double glazed front window, electric oven, four ring Zanussi gas hob with an extractor unit above, built in fridge and freezer beneath work surface, ceiling downlights, tiled floor, warm air vent

First Floor

Landing

Cupboard housing hot water tank with slatted shelves above, access to loft via aluminium ladder

Bedroom 1

5.84m x 3.20m (19' 2" x 10' 6") including all wardrobes, two double glazed rear windows, two double and two single fitted wardrobes, three drawer chest of drawers, double high level cupboard, warm air vent, coving

Bedroom 2

3.41m x 3.16m (11' 2" x 10' 4") Two double glazed front windows, wood effect laminate flooring, double fitted wardrobe with double cupboard above, warm air vent, coving

Bedroom 3

3.04m x 2.59m (10' 0" x 8' 6") Double glazed front window, wood effect laminate flooring, coving, warm air vent

Shower Room

2.12m x 1.74m reducing to 1.19m (3' 11") (6' 11" x 5' 9") Triton shower to tiled shower with a white shower tray and glass door, white concealed cistern low level w.c., wash basin with a double cupboard beneath, white tiled walls, extractor fan, tiled floor, ceiling downlights, warm air vent

Outside

Rear Garden

10.00m x 6.05m (32' 10" x 19' 10") Paved garden, shrubs, outside tap, rear access gate

Garage

5.24m x 2.45m (17' 2" x 8' 0") Up and over door, light, gas and electric meters, consumer unit, under stairs storage cupboard, power points, plumbing for washing machine

Front Garden

Crazy paved driveway for one vehicle, shrubs/flower border

Additional Information

Council Tax

London borough of Bromley – Band E. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage