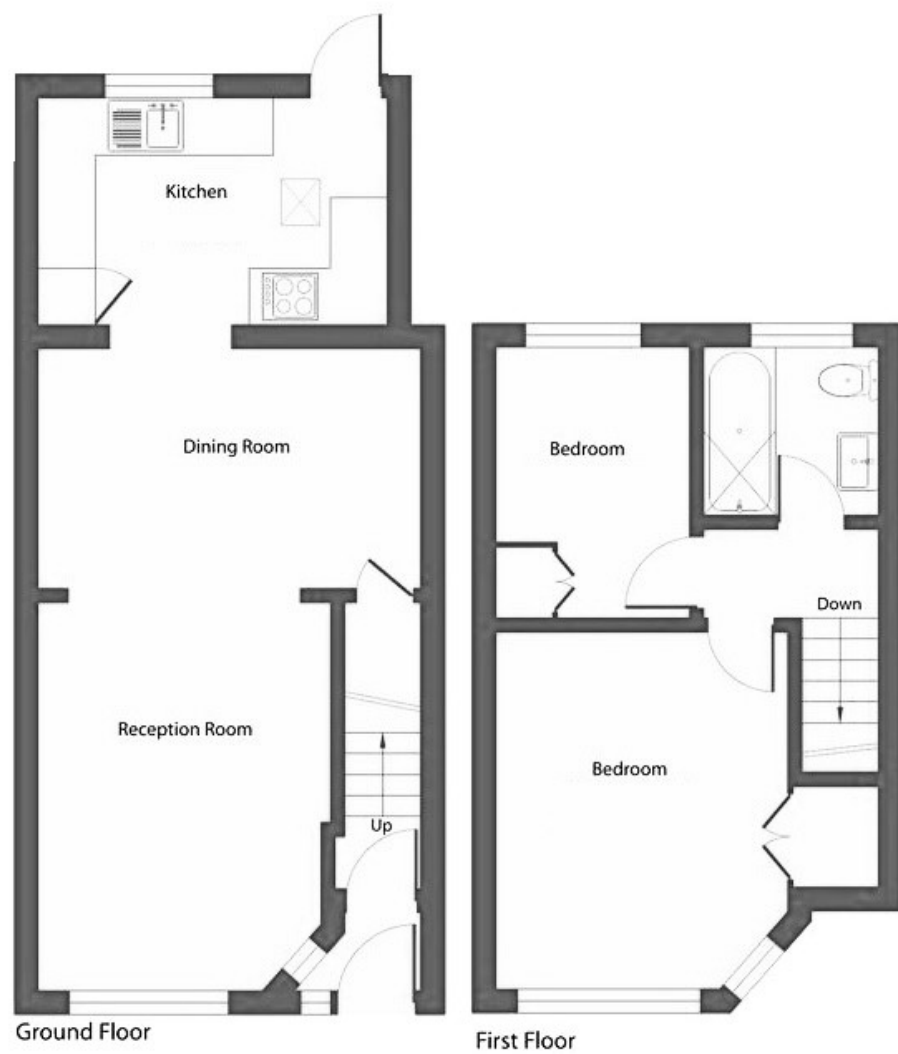


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Approximate Area = 675 sq ft / 62.7 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 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



Viewing by appointment with our Bromley Office - 020 8460 4166

3 Walwyn Avenue, Bromley, Kent BR1 2RD

Offers in Excess of £500,000

- Two Bedroom Mid Terraced
- Shaker Style Kitchen
- Off Street Parking & Garage
- Updated Bathroom
- Well Presented Throughout
- 48ft Rear Garden
- Potential To Extend
- Ideal For Schools & Transport

3 Walwyn Avenue, Bromley, Kent BR1 2RD

Set within a popular residential road is this beautifully presented two bedroom mid terraced family home, ideally situated for local schools and transport links. The accommodation comprises of entrance hall, open plan lounge and dining room with wooden flooring, modern shaker style light grey kitchen units with built in appliances and quartz worksurfaces. Two bedrooms, both with built in storage and refitted bathroom with white suite. The property benefits from double glazing throughout, gas fired central heating and wooden floors. Outside, the rear garden has a composite decking area enjoying the afternoon sun, large lawn with rear access and a garage to the rear with off street parking. Scope to extend subject to the correct planning consent.

Location

Conveniently situated within 1/2 mile of Bickley station and 0.7 of a mile to Bromley South Mainline Railway station with services to Victoria, and Bromley High Street with its multiple shopping facilities including the Glades, various restaurants and the Churchill Theatre. Local schools close by include Bickley Park, La Fontaine and Raglan primary, making the area ideal for families. Local bus routes pass along Homesdale Road and Masons Hill just a short walk away. Recreation facilities include Whitehall rec and Havelock.



Ground Floor

Enclosed Porch

UPVC glazed door, hardwood glazed door into:-

Hall

Oak wooden flooring, door into:-

Lounge

4.15m x 3.04m (13' 7" x 10' 0") Double glazed bay window to front, plantation shutters, radiator, oak wooden flooring, coved cornice, opens into:-

Dining Room

3.95m x 2.53m (13' 0" x 8' 4") Coved cornice, radiator and decorative cover, oak wooden flooring, understairs storage cupboard with storage and meters.

Kitchen

3.95m x 2.36m (13' 0" x 7' 9") Double glazed window to rear, double glazed door to garden, Velux window roof light, range of modern shaker style wall and base units, Quartz worksurfaces, stainless steel sink and mixer tap, wall mounted Worcester boiler, integrated double oven, integrated hob and extractor hood, integrated dishwasher and washing machine, spot lights, tiled flooring, column radiator.

First Floor

Landing

Access to lift via pull down ladder, partially boarded.

Bedroom 1

3.70m x 3.05m (12' 2" x 10' 0") Double glazed bay window to front, plantation shutters, built in wardrobe, wood laminate flooring, coved cornice, radiator and wooden cover.

Bedroom 2

2.96m x 2.04m (9' 9" x 6' 8") Double glazed window to rear, coved cornice, radiator, wood laminate flooring, built in wardrobe.

Bathroom

1.81m x 1.76m (5' 11" x 5' 9") Double glazed window to rear, white suite comprising panelled bath, wall mounted chrome shower, low level w/c with push flush, wash hand basin with storage under, heated towel rail, tiled walls.

Outside

Garden

48ft rear garden with composite decking, power points, lawn with rear access, door to:-

Garage

Up and over door, door to garden.

Driveway

Block paved to front, off street parking for one vehicle.

Additional Information

Council Tax

London Borough of Bromley Band D. For the current rate please visit: 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
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage

