



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		
England, Scotland & Wales		
	53	79
	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

8 Nelson Road, Bromley, Kent, BR2 9NP

Guide Price £650,000 Freehold

- End of Terrace
- Three Generous Bedrooms
- Open Plan Living
- South East Garden
- Victorian House
- Upstairs Bath/Shower
- Contemporary Kitchen
- Well Presented

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.
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8 Nelson Road, Bromley, Kent, BR2 9NP

A well presented end of terrace period house situated within easy walking distance of good transport links in Bromley Common, nearby Raglan primary school, Chatterton Village for an array of amenities, two mainline stations (Bromley South and Bickley), plus The Glades shopping centre. The accommodation offers three generous bedrooms, an upstairs bathroom with separate shower unit, an open plan lounge/diner with feature bay window and contemporary kitchen. Outside you will note an attractive rear garden laid to lawn, side access and private frontage for two cars. Additional benefits include double glazed windows, Venetian blinds to remain, gas central heating and neutral decor throughout. Interior viewing comes highly recommended.

Location

From Bromley town centre, proceed towards Bromley Common via Masons Hill, turn left into Homesdale Road, right into Havelock Road and then left into Nelson Road.



Ground Floor

Entrance Porch

Double glazed entrance door to side, inner hall, radiator cabinet.

Living Room

4.86m x 3.68m (15' 11" x 12' 1") Double glazed bay window to front, fitted Venetian blinds, radiator, limestone feature fireplace, alcove cabinet. Open to Dining Room.

Dining Room

3.97m x 2.61m (13' 0" x 8' 7") Double glazed French doors to garden, radiator, alcove cabinet.

Kitchen

4.33m x 2.40m (14' 2" x 7' 10") Double glazed French doors to garden, double glazed window to side, range of gloss cream wall and base cabinets, built-in double oven, gas hob unit set on work surface,

integrated dishwasher, plumbed for washing machine, glass splash back to stainless steel extractor hood, recessed ceiling lights, single acrylic sink unit, recessed ceiling lights.

First Floor

Landing

Double glazed window to side, radiator, access to loft via loft ladder.

Bedroom One

3.97m x 2.95m (13' 0" x 9' 8") Double glazed window to front, fitted Venetian blinds, radiator, fitted wardrobes.

Bedroom Two

2.93m x 2.76m (9' 7" x 9' 1") Double glazed window to rear, radiator.

Bedroom Three

3.03m x 1.79m (9' 11" x 5' 10") Double glazed window to

front, fitted Venetian blinds, radiator.

Bathroom

Double glazed window to rear, white suite comprising roll top free-standing bath, separate shower cubicle, built-in shower controls, hand wash basin on vanity unit, WC, chrome heated towel rail, recessed ceiling lights, ceramic tiled floor.

Outside

Garden

Paved patio area, laid to lawn, garden shed, side access, wall lights, raised patio area.

Frontage

Private driveway for two cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D