#### Petts Wood Office

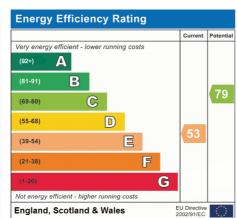
1, Fairway, Petts Wood, BR5 1EF

01689 606666

pettswood@proctors.london







#### Nelson Road, Bromley, BR2 Approximate Area = 918 sq ft / 85.2 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 MAP Limited 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 Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please



#### **Petts Wood Office**

1, Fairway, Petts Wood, BR5 1EF

01689 606666

pettswood@proctors.london











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

**2** 01689 606666







# 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, Landing 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 Double glazed window 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, radiator. glass splash back to stainless steel extractor hood, recessed ceiling lights, single acrylic sink unit, recessed ceiling lights.

#### **First Floor**

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

## **Bedroom One**

3.97m x 2.95m (13' 0" x 9' 8") 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,

#### **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