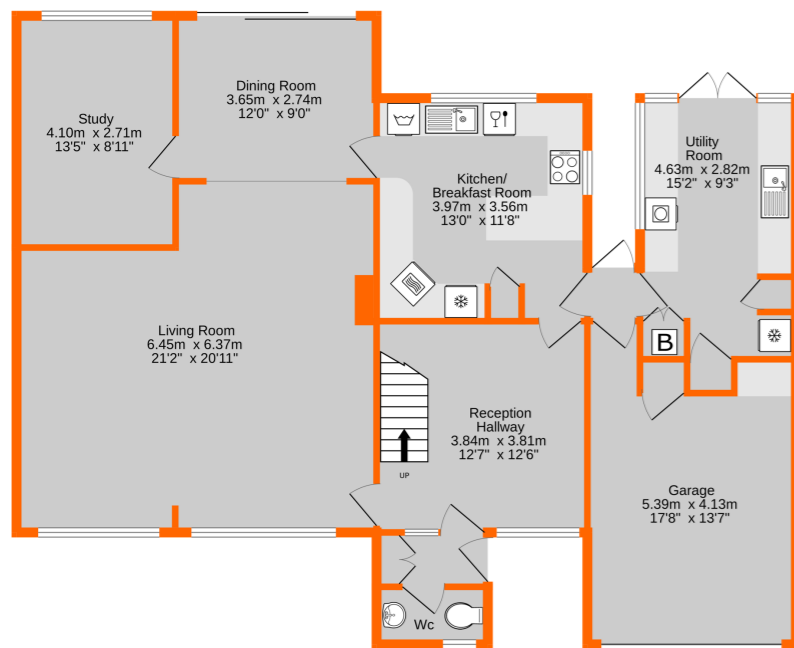


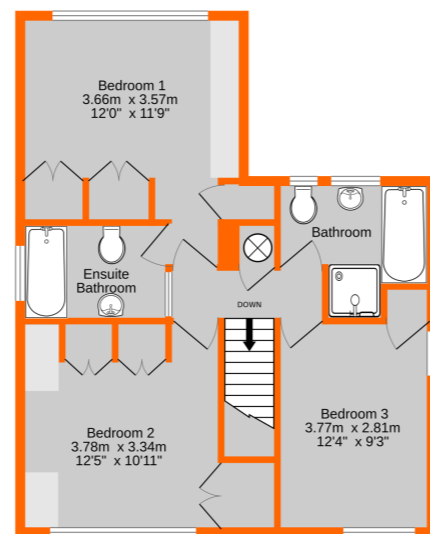
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
130.1 sq.m. (1400 sq.ft.) approx.



1st Floor
59.8 sq.m. (643 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 189.8 sq.m. (2043 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

7 Knowlton Green, Bromley, Kent BR2 9DH

Chain Free £820,000 Freehold

- 1960's Built Detached Family Home.
- Generous 21' 2" x 20' 11" Living Room.
- Kitchen/Breakfast Room With Appliances.
- Attractive 62' x 48' Rear Garden.
- Three Bedrooms With Wardrobe Cupboards.
- Dining Room & Study.
- Two Bathrooms (En Suite to Main Bedroom).
- Garage & Parking 2 Cars.

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



7 Knowlton Green, Bromley, Kent BR2 9DH

Splendid extended (about 2,043 sq. ft. including the garage) three bedroom 1960's built detached home, in this cul-de-sac position, with a central green. The property is set back from the road and is about 0.9 of a mile from Bromley South Station and in a convenient position for Pickhurst Infant and Junior schools. Off the reception hallway is the generous 21' 2" x 20' 11" living room, which is a bright room with two double glazed windows to the front. From this room there is an opening to the dining room, which overlooks the attractive rear garden. Separate study and good size kitchen/breakfast room, which also overlooks the garden. The garage is larger than average being 17' 8" x 13' 7" and there is parking in front of the garage for two vehicles. The two larger bedrooms have fitted wardrobes and the main bedroom has a white en suite bathroom. All the bedrooms have a built in wardrobe and the Champagne coloured family bathroom has a bath and tiled shower. Gas fired heating with radiators and double glazing. Attractive 62' x 48' rear garden with a crazy paved and paved terraces, lawn area and established, mature shrub borders and trees. This property has great extension potential and requires some modernisation.

Location

Knowlton Green is pleasant cul-de-sac with a central green off Cheriton Avenue. Bromley High Street is about 0.9 of a mile away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Local schools include the popular Pickhurst Infant and Juniors and Ravensbourne Secondary school. Bus services pass along Cameron Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane and also in the precinct off Letchworth Drive. Norman Park can be accessed off Hayes Lane (Bromley) at the junction with Mead Way.



Ground Floor

Entrance

Via double glazed covered porch and double glazed front door to:

Hallway

1.60m x 1.12m (5' 3" x 3' 8") Double coat cupboard with radiator, glazed door and window to reception hallway, door to:

Cloakroom

1.93m x 0.87m (6' 4" x 2' 10") Double glazed front window, radiator, white low level w.c. and wash basin

Reception Hallway

3.84m x 3.81m (12' 7" x 12' 6") Double glazed front window, column style radiator, cupboard housing electric meter and fuses, staircase to first floor

Living Room

6.45m x 6.37m reducing to 5.16m (16' 11") (21' 2" x 20' 11") Two double glazed front windows, column style radiator, two double radiators, coal effect gas fire in a raised recess, opening to:

Dining Room

3.65m x 2.74m (12' 0" x 9' 0") Double glazed patio doors to rear, double radiator, glazed door to kitchen, door to:

Study

4.10m x 2.71m (13' 5" x 8' 11") Double glazed rear window, double radiator

Kitchen/Breakfast Room

3.97m x 3.56m (13' 0" x 11' 8") Double glazed rear window, double glazed side window, appointed with white fronted fitted wall and base units and drawers, laminate work surface, plumbing/space for washing machine and dishwasher, granite effect sink and drainer with a mixer tap, built in Neff microwave and Neff electric oven, built in Indesit fridge/freezer, breakfast bar, Neff ceramic hob with an Elica extractor unit above, part tiled walls, tall larder unit, part glazed door to:

Outer Hallway

1.22m x 1.04m (4' 0" x 3' 5") Part double glazed door to garden, door to garage, part glazed door to:

Utility Room

4.63m x 2.82m (15' 2" x 9' 3") Double glazed windows to side and rear, double glazed doors to rear, white wall and base units and drawers, granite effect laminate work surface, stainless steel sink and drainer with a chrome mixer tap, space for tumble dryer, tall storage unit, space for fridge/freezer, wall unit housing the Baxi boiler, shelved cupboard, double radiator, splash back tiling

First Floor

Landing

Airing cupboard with slatted shelves housing hot water tank, access to loft via aluminium ladder, lights, some boarding, insulation

Bedroom 1

3.66m x 3.57m including wardrobes (12' 0" x 11' 9") Double glazed rear window, double radiator, two double fitted wardrobes, deep built in wardrobe cupboard, dressing table with two cupboards and eight drawers, door to:

En Suite Bathroom

2.41m x 1.85m (7' 11" x 6' 1") White low level w.c. and oval wash basin with a chrome mixer tap with a white double cupboard and three drawers beneath, white bath with a chrome mixer tap and a chrome Aqualisa shower over to one end, double glazed side window, tiled walls, chrome ladder style radiator, window to landing

Bedroom 2

3.78m including wardrobes x 3.34m (12' 5" x 10' 11") Double glazed front window, radiator, deep double wardrobe cupboard, two double fitted wardrobes, dressing table with four drawers and a three drawer bedside table

Bedroom 3

3.77m x 2.81m (12' 4" x 9' 3") Double glazed front window, radiator, double glazed side window, built in wardrobe

Bathroom

2.71m x 2.48m reducing to 1.46m (4' 9") (8' 11" x 8' 2") Two double glazed rear windows, Champagne coloured low level w.c. and pedestal wash basin, bath with a mixer tap/hand shower, tiled shower with a door and Force 10 shower, tiled walls, white upright ladder style radiator, shaver point, ceiling downlights

Outside

Rear Garden

18.93m x 14.77m (62' x 48') Crazy paved terrace of dining room, paved terrace, outside tap, second paved terrace, laid mainly to lawn, established, mature shrub borders and trees, compost area

Garage

5.39m including cupboard x 4.13m (17' 8" x 13' 7") Electric up and over door, cupboard housing gas meter, strip light, power points, water tap

Front Garden

Crazy paved drive for two cars, lawn area, shrub border

Additional Information

Council Tax

London Borough of Bromley - Band F