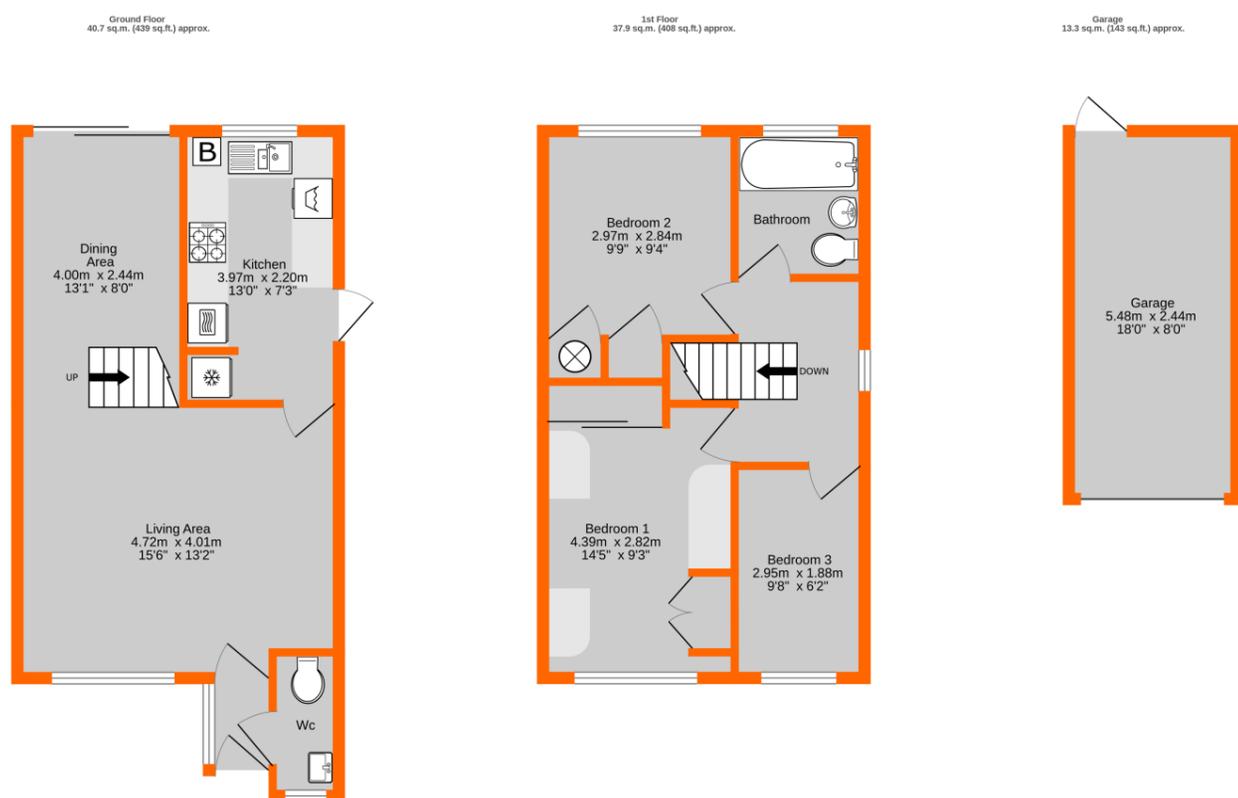


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 78.6 sq.m. (846 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026



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

## 3 Brookwood Close, Bromley, Kent BR2 0RP

### Chain Free £610,000 Freehold

- Three Bedroom Linked Detached Home.
- Kitchen With Built-in Appliances.
- White Suite Bathroom.
- 0.8 Mile Bromley High Street.
- Short Walk Popular Highfield Schools.
- 26' 5" Through Living/Dining Room.
- Peaceful Cul-de-sac Position.
- Garage & Parking 2 Vehicles.

**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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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 3 Brookwood Close, Bromley, Kent BR2 0RP

Chain Free three bedroom linked (by the garage) detached family home in this peaceful cul-de-sac, a short walk from the popular HIGHFIELD SCHOOLS and having a garage to the side and rear of the property, with parking in front for two vehicles. Off the hallway are the white suite cloakroom and the L shape double aspect 26' 5" through living/dining room, with double glazed patio doors leading to the garden. Kitchen with white fronted fitted units and drawers, a built in Hotpoint gas hob, New World electric double oven and Indesit slimline dishwasher. The main bedroom has fitted wardrobes, bedroom two has a built in single wardrobe and the bathroom is appointed with a white suite, with a Gainsborough shower to one end of the bath. Gas fired heating with radiators and original timber windows. Pretty rear garden with lawn area, established shrubs and trees and a paved terrace.

### Location

Brookwood Close is a cul-de-sac off South Hill Road between the junctions of Westmoreland Road and Durham Avenue. South Hill Woods is accessible at the junction of South Hill Road and Westmoreland Road. South Hill Wood Bowling Club is off Tootswood Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Local schools include the sought after Highfield Infant and Juniors and Langley Park Secondary schools for boys and girls. Bus services pass along Westmoreland Road to Bromley High Street, about 0.8 of a mile away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



### GROUND FLOOR

#### Entrance

Via glazed front door to hallway

#### Hallway

1.18m x 0.73m (3' 10" x 2' 5") Side window, door to cloakroom and to living room

#### Cloakroom

1.81m x 0.73m (5' 11" x 2' 5") White low level w.c., front window, white wash basin with a cupboard beneath, chrome ladder style radiator, consumer unit

#### Living/Dining Room

Living Area 4.72m x 4.01m (15' 6" x 13' 2") Front window, two radiators, coving, opening to:

#### Dining Area

4.00m x 2.44m (13' 1" x 8' 0") Double glazed patio doors to garden, double radiator, coving, staircase to first floor. The Living/Dining Room has a combined length of 8.04m (26' 5")

#### Kitchen

3.97m x 2.20m (13' 0" x 7' 3") Rear window, appointed with white fronted fitted wall and base units and drawers, granite effect work surfaces, wall mounted Glowworm micron boiler, granite effect 1 1/2 sink and drainer with a chrome mixer tap, built in Hotpoint gas hob with a Bosch extractor unit above, New World electric double oven, plumbing/space for washing machine, integrated Indesit slimline dishwasher, recess under the stairs with space for fridge/freezer, radiator, white splashback tiling, serving hatch to dining area, glazed door to garden

### FIRST FLOOR

#### Landing

Access to loft with insulation and light, radiator, side window

#### Bedroom 1

4.39m into wardrobe reducing to 3.86m (12' 8") x 2.82m (14' 5" x 9' 3") Front window, radiator, fitted double wardrobe, dressing table with six drawers and two corner shelves and three drawer bedside unit with two corner shelves either side of the bed recess, mirror fronted fitted wardrobe with two sliding doors, coving

#### Bedroom 2

2.97m plus wardrobes x 2.84m (9' 9" x 9' 4") Rear window, radiator, airing cupboard with slatted shelves housing hot water tank, built in single wardrobe

#### Bedroom 3

2.95m x 1.88m (9' 8" x 6' 2") Front window, radiator

#### Bathroom

2.16m x 1.83m (7' 1" x 6' 0") Rear window, white bath with a chrome mixer tap and Gainsborough PS1200 shower over, concealed cistern low level w.c. and wash basin with a double and single cupboard beneath and double and single wall mounted cupboard, chrome ladder style radiator, chrome ceiling downlights, tiled walls

### OUTSIDE

#### Rear Garden

11.00m x 6.50m (36' x 21') Lawn area, established shrubs and trees, greenhouse (glazing missing to door), paved terrace and side access with gate to front garden, outside tap, paved path leading down the garden with pedestrian door to rear of garage

#### Garage

5.48m x 2.44m (18' 0" x 8' 0") Electric up and over door, pitched tiled roof, part glazed door to rear, lights, power points, two parking spaces in front of the garage

#### Front Garden

Shrub borders, small area of lawn, laurel hedge

### Additional Information

#### Council Tax

London borough of Bromley – Band F. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)