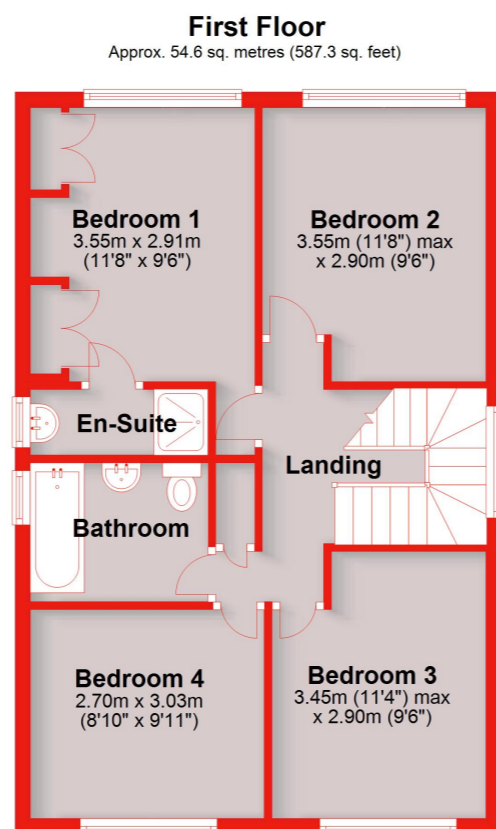
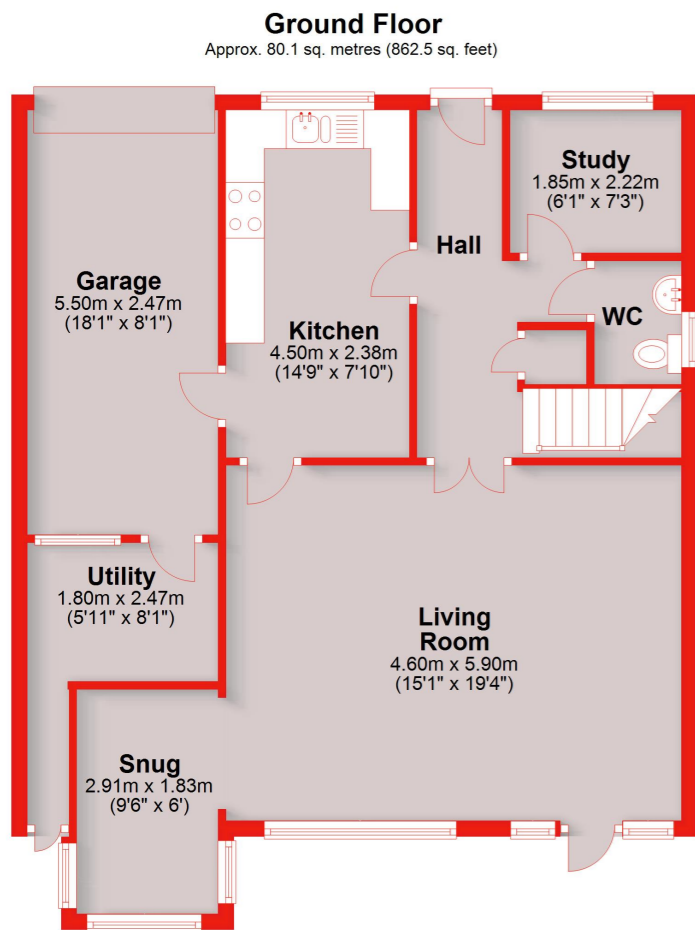




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Total area: approx. 134.7 sq. metres (1449.8 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

6a Lake Avenue, Bromley, Kent BR1 4EN

Guide Price £650,000 Freehold

- Link Detached House
- Bathroom Plus En-Suite Shower
- Utility Room, Cloakroom
- Double Glazing, Warm Air Heating
- 4 Bedrooms
- Spacious Living Room
- Study, Fitted Kitchen
- Scope to Modernise, EPC Rating D

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](http://www.proctors.london)



## 6a Lake Avenue, Bromley, Kent BR1 4EN

Proctors Bromley office is delighted to offer this attractive link detached house situated in a pleasant residential road close to local amenities. Accommodation comprises, 4 good size bedrooms, with an en-suite shower room to bedroom one, a family bathroom, a lovely living room extending across the rear of the property, a study, fitted kitchen, utility room, cloakroom and garage to side. Features include, sealed unit double glazing and gas fired warm air heating via a gas furnace, however, there is great scope to modernise and improve the property. Outside, is a manageable rear garden with full width patio and garden shed and to the front a brick paved driveway with parking for 2/3 cars.

### Location

Conveniently located close to shops in Burnt Ash Lane which includes a branch of Lidl. The nearest railway station is Sundridge Park serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. A number of popular primary schools are within close proximity.



### Ground Floor

#### Entrance Hall

Cupboard housing Balmouth Warm Air furnace, warm air vent.

#### Cloakroom

Low level w.c, hand basin warm air vent, double glazed window to side.

#### Kitchen

4.5m x 2.38m (14' 9" x 7' 10") Wall and base units, resin sink/drain, gas hob, cooker hood, double oven, plumbing for dishwasher, space for fridge/freezer, double glazed window to front, door to garage and living room.

#### Study

1.85m x 2.22m (6' 1" x 7' 3") Double glazed window to front, warm air vent.

#### Living Room

4.60m x 5.90m (15' 1" x 19' 4") Double glazed casement doors and windows to rear, warm air vent, understairs cupboard, archway to:- Snug Area 2.91m x 1.83m (9' 6" x 6') double glazed windows to rear and side, wall light points.

### First Floor

#### Landing

Double glazed windows to side, access to loft, built in airing cupboard housing lagged hot water tank and shelving.

#### Bedroom 1

3.55m x 2.91m (11' 8" x 9' 7") Double glazed windows to front, fitted wardrobes and drawers, warm air vent.

#### En-Suite Shower Room

Pedestal hand basin, tiled cubicle, warm air vent, tiled walls, double glazed window to side.

#### Bedroom 2

3.55m max x 2.90m (11' 8" x 9' 6") Double glazed windows to front, warm air vent.

#### Bedroom 3

3.45m max x 2.90m (11' 4" x 9' 6") Double glazed windows to rear, warm air vent.

#### Bedroom 4

2.70m x 3.03m (8' 10" x 9' 11") Double glazed windows to rear, warm air vent.

### Outside

#### Garden

Approximately 14.6m max (48'), crazy paved patio, lawn, garden shed, pond with rockery, side access. To the front is a brick paved driveway with parking for 2/3 cars.

#### Garage

5.50m x 2.47m (18' 1" x 8' 1") Light and power, up and over door, glazed door and window to utility room.

#### Utility Room

1.80m plus recess x 2.47m (5' 11" x 8' 1") Double glazed door to rear, stainless steel sink and drainer, plumbing for washing machine, tiled floor.

#### Council Tax

London Borough of Bromley Band F £2,660.00 per annum for 2023/4

