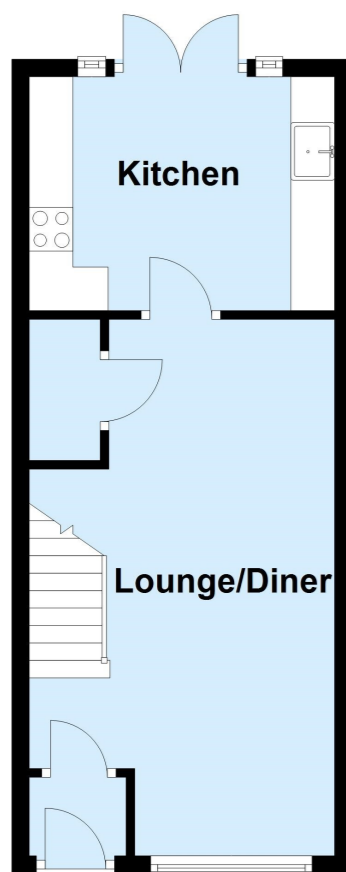


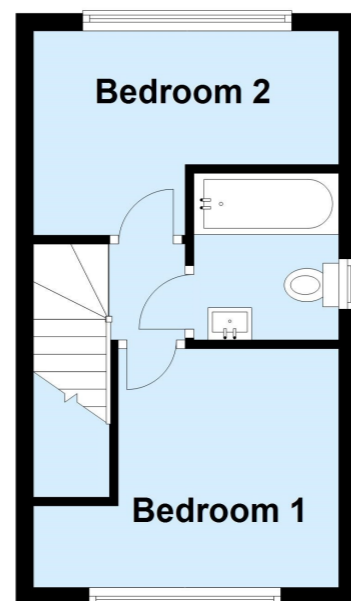
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

5a Sunray Avenue, Bromley, Kent, BR2 8EN

£425,000 Freehold

- End of Terrace House
- Lounge/Diner
- Modern Bathroom
- Gas Central Heating
- Two Bedrooms
- Gloss White Kitchen
- Private Driveway
- Double Glazed Windows

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 visit our website at www.proctors.london

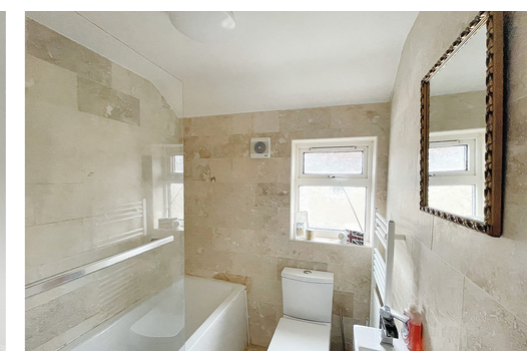
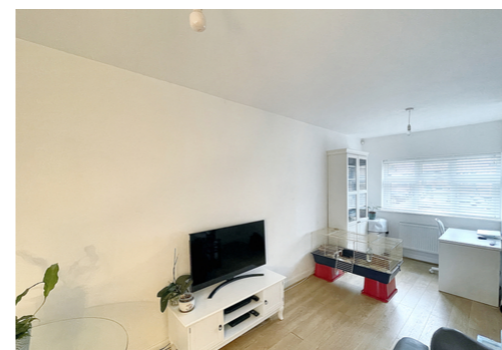


5a Sunray Avenue, Bromley, Kent, BR2 8EN

This end of terrace house is situated in a pleasant residential area of Bromley, within walking distance of good transport links in Bromley Common area, nearby schools, local shops in Southborough Lane, and good access to Bromley town centre, Petts Wood and Locksbottom larger towns. The accommodation comprises two bedrooms on the first floor, a spacious lounge/diner, gloss white kitchen to rear aspect, French doors to garden and upstairs bathroom. Additional benefits include gas central heating, double glazed windows, under stairs storage room (former ground floor cloakroom), entrance porch and neutral interior. There is a sizeable rear garden and private frontage for parking. Exclusive to PROCTORS.

Location

From Petts Wood station, bear left into Queensway, turn right into Lakeswood Road, bear left onto Southborough Lane after the roundabout turn left onto Holbrook Way. Turn right into Sunray Avenue, the property is on the right hand side.



Ground Floor

Entrance Porch

Double glazed entrance door, inner glazed door to living space.

Lounge/Diner

6.15m x 3.64m (20' 2" x 12' 0")
 Double glazed window to front, radiator.

Dining Area

Door to kitchen, under stairs storage cupboard, radiator, open aspect staircase.

Cloakroom

This room is currently a store room. Plumbing is available if required.

Kitchen

3.48m x 2.69m (11' 5" x 8' 10")
 Double glazed French doors to

garden, range of gloss white wall and base cabinets, single sink unit, built-in double oven, induction hob, integrated fridge and freezer, integrated dishwasher, plumbed for washing machine, stainless steel extractor chimney.

First Floor

Landing

Access to loft via ladder.

Bedroom One

3.48m x 3.17m (11' 5" x 10' 5")
 Double glazed window to front, radiator, deep recess ideal for wardrobe.

Bedroom Two

3.53m x 2.34m (11' 7" x 7' 8")
 Double glazed window to rear, radiator.

Bathroom

Double glazed window to side, bath, W.C., hand wash basin on vanity unit, extractor fan, travertine tiled walls and floor.

Outside

Rear Garden

Stone patio area, rear pedestrian gate, concrete hard standing area. Side access.

Frontage

Private frontage for off street parking.

Additional Information

Council Tax

Local Authority : Bromley
 Council Tax Band : D

