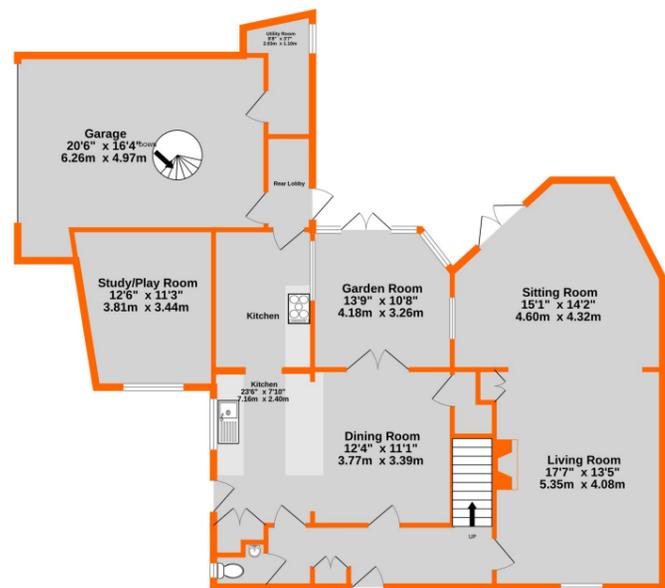


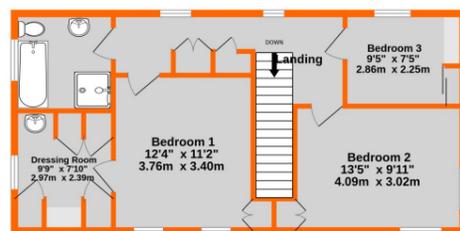
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



SQM INCLUDES GARAGE

TOTAL FLOOR AREA : 25424sq.ft. (2362.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment with our West Wickham Office - 020 8460 7252

1 Lancaster Close, Bromley, Kent BR2 0QF

Chain Free £735,000 Freehold

- Three Bedroom Linked Detached Home.
- Through Living/Sitting Room.
- L Shape Kitchen/Dining Room.
- Cul De Sac Location.
- 20' 6" x 16' 4" Double Garage.
- Garden Room & Study/Play Room.
- White Bathroom With Bath & Shower.
- Short Walk Popular Highfield Schools.

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



1 Lancaster Close, Bromley, Kent BR2 0QF

Extended three bedroom link detached family home, in this cul-de-sac location off Durham Avenue, walking distance to the sought after Highfield schools and about 0.8 of a mile from Bromley South station. Through living/sitting room with a marble fireplace and double glazed doors to the paved rear garden. The dining room is open plan to the kitchen, appointed with a range of grey fitted units and drawers, with a breakfast bar. Off the dining room is the garden room and off the kitchen is the study/playroom, with cupboards, drawers and shelving to one wall. White suite cloakroom and white suite family bathroom, with a bath and tiled shower with a Mira shower. The three bedroom have wardrobe cupboards and off the main bedroom is the dressing room, which could be an en-suite facility. Gas fired heating with radiators and double glazing. Double garage with electric roller door and access to the wine cellar. The 25' x 25' paved garden has a raised pond and there is a small courtyard off the kitchen. The hallway, living and dining room have attractive parquet flooring.

Location

Lancaster Close is a cul-de-sac position off the section of Durham Avenue between South Hill Road and Cumberland Road. Local schools include Highfield Infant and Juniors, Harris Primary Academy and Langley Park Secondary schools. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Cumberland Road and 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. South Hill Woods can be accessed off South Hill Road.



Ground Floor

Entrance

Via covered porch with a light and part double glazed front door to:

Hallway

5.58m x 1.49m (18' 4" x 4' 11") Parquet flooring, coving, radiator, dado rail, double coat cupboard housing electric meter

Cloakroom

1.28m x 1.13m reducing to 0.79m (2' 7") (4' 2" x 3' 8") Double glazed side window, radiator, white low level w.c. and pedestal wash basin, coving, tiled walls

Living Room

5.35m x 4.08m (17' 7" x 13' 5") Parquet flooring, coving, two radiators, double glazed front window, marble fireplace, opening to:

Sitting Room

4.60m (max) x 4.32m (15' 1" x 14' 2") Double glazed high level side window, double glazed double doors to garden, coving, double radiator, dado rail

Dining Room

3.77m x 3.39m (12' 4" x 11' 1") Coving, dado rail, parquet flooring, storage cupboard housing the Potterton Kingfisher 2 boiler, breakfast bar, double glazed doors to garden room, opening to kitchen

Kitchen

7.16m x 2.4m (23' 6" x 7' 10") Double glazed door and windows to side, appointed with light grey fitted wall and base units and drawers, laminate work surfaces, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for dishwasher, Bosch electric double oven (not currently in place), Bosch five burner stainless steel gas hob, two double radiators, space for tall fridge and freezer, tall double storage cupboard with two doors, ceiling downlights, double glazed window to garden room, door to study, door to rear lobby

Study/Playroom

3.81m x 3.44m reducing to 2.84m (9' 4") (12' 6" x 11' 3") Double glazed front window, double radiator, four double low level cupboards with four drawers and shelving above to one wall (this room has been used as a bedroom).

Rear Lobby

2.26m x 1.12m (7' 5" x 3' 8") Door to garage, double glazed door to garden, tiled floor

Garden Room

3.26m x 4.18m (10' 8" x 13' 9") Double glazed sliding patio doors to garden, double glazed rear window, two double radiators, tiled floor

First Floor

Landing

Tall double glazed rear window, second double glazed rear window, radiator, wardrobe cupboard and double airing cupboard housing the hot water tank, coving, dado rail

Bedroom 1

3.76m x 3.4m plus wardrobe (12' 4" x 11' 2") Two double glazed front windows, radiator, built in double wardrobe, coving, access to loft via aluminium ladder, door to:

Dressing Room

2.39m x 2.97m including wardrobes (7' 10" x 9' 9") Double glazed side window, radiator, white wash basin with a double cupboard beneath, radiator, three walls tiled, four single wardrobes, dressing table with two drawers, a double cupboard beneath and a double and two single high level cupboards

Bedroom 2

4.09m plus wardrobe x 3.02m (13' 5" x 9' 11") Double glazed front and side window, two radiators, coving, built in double wardrobe

Bedroom 3

2.86m including wardrobes x 2.25m (9' 5" x 7' 5") Double glazed rear window, radiator, double wardrobe with two sliding doors, two double high level storage cupboards, dressing table with two drawers, coving, wood effect laminate flooring, dado rail

Bathroom

2.37m x 2.23m (7' 9" x 7' 4") Double glazed side window, white suite of bath with a chrome mixer tap/hand shower, concealed cistern low level w.c. and oval wash basin with two white drawers and two cupboards beneath, tiled shower with a Mira shower, white shower tray and two sliding doors, tiled walls, extractor fan, chrome ladder style towel rail

Outside

Rear Garden

7.85m x 7.7m (25' x 25') Paved garden with a raised fish pond

Courtyard

3.15m x 2.63m (10' x 8') Paved with metal gate to front, outside tap

Double Garage

6.26m x 4.97m (20' 6" x 16' 4") Electric roller door, light, water tap, door to utility room, trapdoor to wine cellar, door to utility room

Utility Room

2.63m reducing to 1.1m (3' 7") x 4.30m (8' 8" x 14' 1") Double and single radiators, plumbing/space for washing machine, double glazed side window

Additional Information

Council Tax

London borough of Bromley – Band F. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage