



Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 184.6 sq.m. (1987 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our West Wickham Office - 020 8460 7252

3 Pellings Close, Bromley, Kent BR2 ORE

£1,200,000 Freehold

- Five Bedroom Detached Home.
- 0.6 Mile Shortlands Via Walkway.
- Generous 18' 3" Main Bedroom.
- Utility Room & Cloakroom.
- Gated Development of 4 Houses.
- Superb Sitting/Dining Room/Kitchen.
- 2 Bathrooms (1 En Suite) & En Suite Shower.
- Storage Garage & Parking 2/3 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.
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3 Pellings Close, Bromley, Kent BR2 0RE

Fabulous five bedroom detached family home (about 1987 Sq Ft) built in 2004, in this gated development of just four detached properties, a short walk from the sought after Highfield Infant and Junior schools and about 0.9 of a mile from Shortlands Station (Zone 4). This property is beautifully presented throughout, with accommodation over three floors and has a superb extended 27' 6" x 17' 8" sitting/dining room/kitchen to the rear of the house, with double glazed sliding doors to the garden. The re-appointed kitchen has a range of grey fitted units and drawers, Corian work surfaces and a breakfast bar. Off the kitchen is the good size utility room and off the hallway are the storage garage, the bright living room and the white suite cloakroom. Four bedrooms to the first floor plus a Jack and Jill walk in wardrobe between bedrooms three and four. Bedroom two has a white en suite shower room and off the landing is the white suite family bathroom. Magnificent loft conversion providing the generous 18' 3" main bedroom, with fitted wardrobes and a white en suite bathroom, having a free standing bath and walk in shower. 45' x 36' rear garden with timber decked terrace and lawn and parking to the front for two/three cars.

Location

Pellings Close is a gated cul-de-sac off Celtic Avenue. Local schools include the sought after Highfield Infant and Junior schools and Harris Primary Academy. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.9 of a mile away and Bromley High Street is about 1.2 miles away, with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Bus services pass along St Marys Avenue, which can be accessed via a walk way at the end of Celtic Avenue. There are shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Woods can be accessed off South Hill Road and Tootswood Road.



Ground Floor

Entrance

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

Hallway

5.58m x 1.92m (18' 4" x 6' 4") Column style double radiator, entryphone handset for electric gates, coving, door to storage garage, understairs storage cupboard, engineered wood flooring, opening to:

Living Room

4.60m into bay x 3.53m (15' 1" x 11' 7") Double glazed leaded light front bay window, column style double radiator, engineered wood flooring

Cloakroom

1.76m x 0.88m (5' 9" x 2' 11") White concealed cistern low level w.c. and rectangular wash basin with a chrome mixer tap with two white drawers beneath, tiled floor, cornice, extractor fan, ladder style radiator

Sitting/Dining Room/Kitchen

8.37m x 5.38m reducing to 3.66m (12') (27' 6" x 17' 8") Engineered wood flooring, double glazed sliding doors to garden, ceiling downlights, two double glazed leaded light side windows, column style upright double radiator

Kitchen Area

Double glazed leaded light rear window, column style upright double radiator, beautifully appointed with grey fitted base units and drawers, Corian work surfaces with a stainless steel 1 1/2 sink with a drainer cut into the Corian and a chrome mixer tap, space for Range style oven with a stainless steel extractor canopy above, integrated Bosch dishwasher, breakfast bar, doorway to:

Utility Room

2.63m x 2.44m (8' 8" x 8' 0") Double glazed side door, appointed with grey fitted wall and base units and drawers, Lamona sink and drainer with a chrome mixer tap, granite effect laminate work surfaces, plumbing/space for washing machine and space for tumble dryer, space for American style fridge/freezer, ceiling downlights, engineered wood flooring, tall double unit with four doors housing the consumer unit and Vaillant boiler

First Floor

Landing

Door and turned staircase to loft conversion with upright column style radiator, double cupboard housing hot water tank, cornice, column style double radiator

Bedroom 2

3.95m x 3.48m (13' 0" x 11' 5") Double glazed leaded light front and side windows, cornice, column style double radiator, built in double wardrobe, door to:

En-Suite Shower Room

2.47m reducing to 1.96m (6' 5") x 1.99m (8' 1" x 6' 6") Double glazed leaded light front window, white low level w.c. and rectangular wash basin with a chrome mixer tap and drawer with shelf beneath, tiled shower with a chrome hand shower, controls and shower, white part tiled walls, cornice, grey ladder style radiator, ceiling downlights, extractor fan

Bedroom 3

3.48m x 3.08m plus door recess (11' 5" x 10' 1") Double glazed leaded light rear window, column style double radiator, cornice, door to:

Jack and Jill Walk in Wardrobe

2.13m x 1.37m (7' 0" x 4' 6") Formerly an en-suite shower room with double glazed leaded light rear window, cornice, ceiling downlights

Bedroom 4

3.31m x 2.78m (10' 10" x 9' 1") Double glazed leaded light rear window, double column style radiator, cornice, door to Jack and Jill wardrobe

Bathroom

1.96m x 1.69m (6' 5" x 5' 7") Double glazed leaded light side window, part tiled walls with tiled walls to three sides of the bath having a chrome mixer tap and chrome shower and controls to one end, low level w.c. and rectangular wash basin with a chrome mixer tap and drawer with shelf beneath, cornice, ceiling downlights, grey ladder style radiator, extractor fan

Bedroom 5

2.81m x 2.72m (9' 3" x 8' 11") Double glazed leaded light front window, double column style radiator, cornice

Second Floor

Bedroom 1

5.57m x 4.26m plus wardrobes (18' 3" x 14' 0") A generous room with two double glazed Velux windows to rear, column style double radiator, two eaves storage cupboards, three double white fitted wardrobes, ceiling downlights, door to:

En Suite Bathroom

3.38m x 2.71m (11' 1" x 8' 11") Double glazed Velux window to rear, white suite of freestanding bath with a chrome mixer tap/hand shower, low level w.c. and rectangular wash basin with a chrome mixer tap with a drawer and shelf beneath, tiled shower with chrome controls, hand shower, shower, glass screen and white shower tray, ceiling downlights, tiled floor, grey ladder style towel rail, sliding door to storage cupboard 2.74m x 1.37m (9' 0" x 4' 6")

Outside

Storage Garage

2.88m x 2.67m (9' 5" x 8' 9") Up and over door, strip light, power points

Rear Garden

13.70m x 10.95m (45' x 36') Timber decked terrace to rear of house, lawn area, shrub borders and trees, paved side access with gate to front either side of the house, hot and cold outside taps, power points, timber shed

Front Garden

Block pavior drive for two cars, lawn area, Laurel hedge

Additional Information

Maintenance Charge

About £500 per annum - To Be Confirmed

Council Tax

London Borough of Bromley - Band G