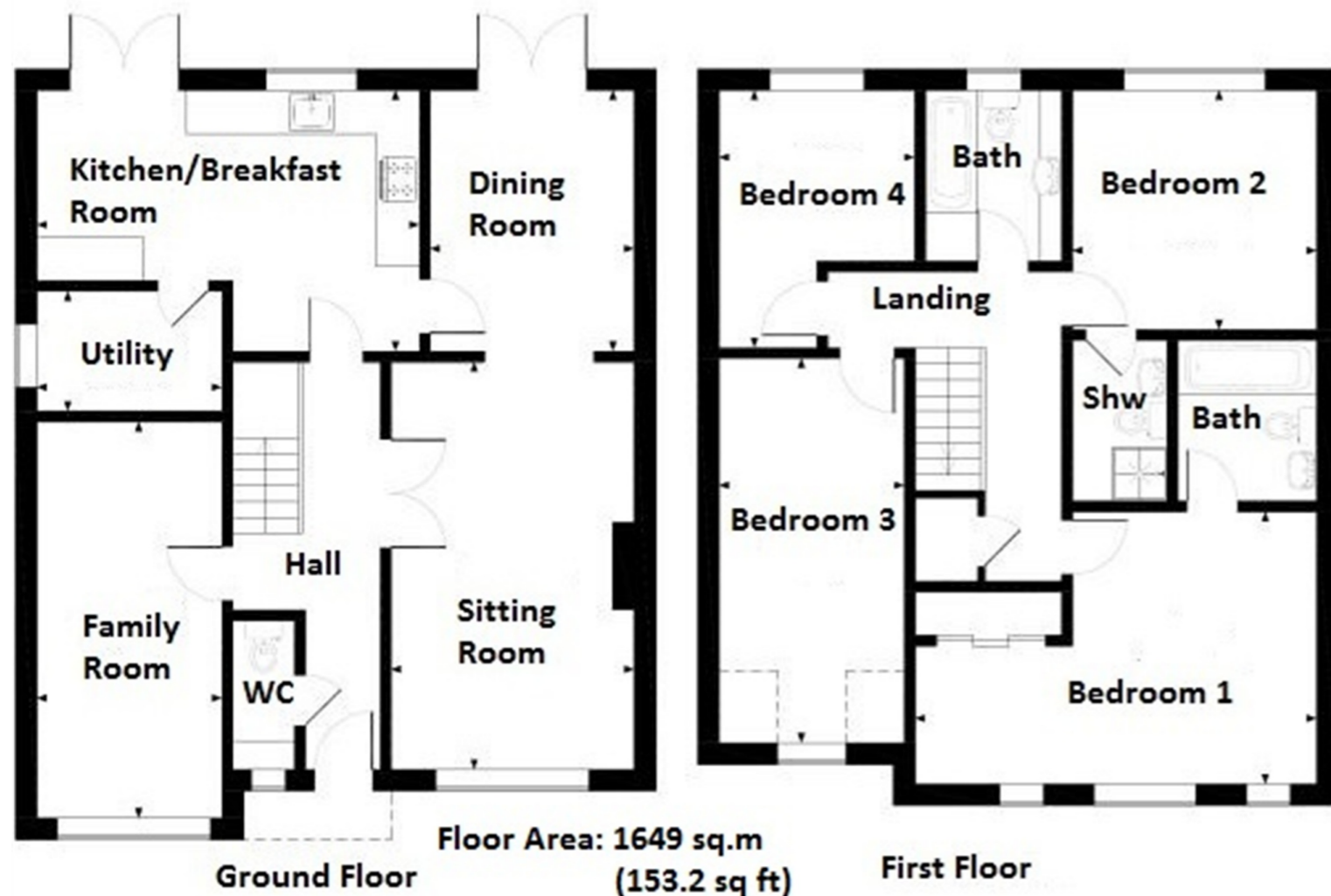


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

2a Langdon Road, Bromley BR2 9JS

Guide Price £950,000 Freehold

- Modern Detached House
- 3 Receptions
- Gas CH, Double Glazing
- EPC Rating C
- 4 Bedrooms, 3 Bathrooms
- Fitted Kitchen Breakfast Room
- Gardens, Driveway
- Chain Free

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 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



2a Langdon Road, Bromley BR2 9JS

This is a modern 4 bedroom detached house situated in this sought after cul-de-sac close to Bromley Centre. The property provides spacious family accommodation, this comprises on the ground floor, entrance hall, downstairs cloakroom, sitting room with feature fireplace, dining room, family room, fitted kitchen/ breakfast room with built in appliances and a utility room. On the first floor there is a landing, an L shaped master bedroom with dressing area with fitted wardrobes and en suite bathroom, a second bedroom with en suite shower room, two further bedroom and a family bathroom. The property has the benefit of gas central heating by radiators, double glazing and a security alarm system. Outside there is a brick paved driveway to front and a mainly lawned approx. 18m (58 ft) rear garden. The property is Chain Free.

Location

Conveniently situated within quarter mile of Bromley South Mainline Railway station with services to Victoria, and Bromley High Street with its multiple shopping facilities including the Glades, restaurants and the Churchill Theatre.



Ground Floor

Hall

Covered entrance porch, front door, laminate floor, under stairs store cupboard, CH thermostat, radiator.

Cloakroom

Double glazed window, washbasin, low suite WC, radiator.

Sitting Room

5.54m x 2.85m (18' 2" x 9' 4") Double glazed window to front, laminate floor, feature fireplace with fitted coal effect gas fire, radiator. Opening onto

Dining Room

3.57m x 2.85m (11' 9" x 9' 4") Double glazed doors to rear opening onto gardens, laminate floor, door to kitchen, radiator.

Family Room

4.27m x 2.45m (14' x 8') Double glazed windows to front, laminate floor, radiator.

Kitchen / Breakfast Room

5.26m x 3.61m (17' 3" x 11' 10") Double glazed windows and sliding patio door to rear opening onto gardens. Range of fitted wall and base cupboards with work surfaces over, part tiled walls, stainless steel one and a half sink and drainer with

mixer taps, built in 5 burner gas hob with extractor hood over, built in double oven, washing machine and dishwasher, tiled floor, radiator.

Utility Room

2.58m x 1.55m (8' 6" x 5' 1") Double glazed door to side, cupboard housing Vaillant gas fired boiler.

First Floor

Landing

Loft access, airing cupboard housing pressurised hot water cylinder.

Bedroom 1

5.44m x 3.67m (17' 10" x 12') L shaped, double glazed windows to front, dressing area with range of fitted wardrobes, two radiators.

En Suite Bathroom

Tiled walls, white suite comprising panel bath, washbasin with cupboard below and low suite WC, extractor, radiator.

Bedroom 2

3.49m x 3.22m (11' 5" x 10' 7") Double glazed windows to rear, radiator.

En Suite Shower Room

Part tiled walls, white suite comprising,

walk in shower cubicle, washbasin with cupboard below, low suite WC, shaver point, extractor, radiator.

Bedroom 3

5.14m x 2.59m (16' 10" x 8' 6") Double glazed windows to front, radiator.

Bedroom 4

3.49m x 2.64m (11' 5" x 8' 8") Double glazed windows to rear, radiator.

Family Bathroom

Double glazed window, part tiled walls, white suite comprising panel bath with shower, washbasin with cupboard below, low suite WC, shaver point, extractor, radiator.

Outside

Rear Garden

Approx 18m (58 ft) Mainly laid to lawn with patio area, side way.

Front Garden

Walled to front, brick paved driveway with off road parking for several vehicles, lawn.

Council Tax

London Borough of Bromley Band G.
2024/25 £3249.52

