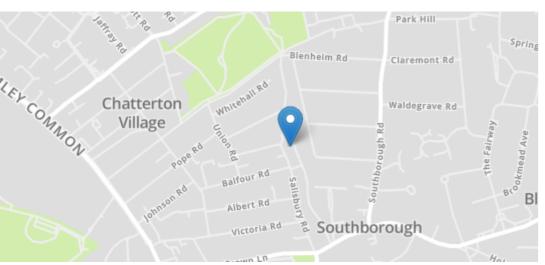
Petts Wood Office

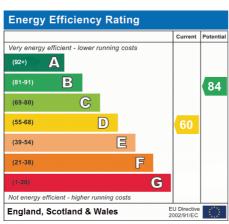
1, Fairway, Petts Wood, BR5 1EF

<u>01689 606666</u>

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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



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Viewing by appointment with our Petts Wood Office - 01689 606666

94 Salisbury Road, Bromley, Kent, BR2 9PU

£2,300 pcm Freehold

- Long Term Availability
- Loft Conversion
- Dining Kitchen
- Family Bathroom

- Three Double Bedrooms
- Spacious Living Room
- G.F. Shower Room
- En-Suite Shower

ake out various products. For further details, please visit our website – www.proctors.londor







94 Salisbury Road, Bromley, Kent, BR2 9PU

LONG TERM RENTAL AVAILABLE. This deceptively spacious end of terrace house provides three double bedrooms, an en-suite shower room off the main bedroom (loft conversion), a generous living room, open plan to a dining kitchen, ground floor shower room and family bathroom. The interior is well-presented throughout and features double glazed windows, gas central heating by a combination boiler, integrated kitchen appliances, Venetian window blinds, light oak interior doors plus neutral decor throughout. Outside you will find a private front garden, manageable rear garden and side access. The property is situated within close walking distance of Chatterton Village amenities, nearby schools, good transport links in Bromley Common and Bickley mainline station, to name a few. The property is available to rent on a long term basis starting from 1st July 2025. EXCLUSIVE TO PROCTORS.

Location

From Chatterton Road Village shops, proceed left into Balfour Road and then left again in to Salisbury Road. The proeprty will be on your right.













Entrance Hall

Double glazed entrance door to side.

Lounge

6.53m x 3.25m (21' 5" x 10' 8") Double glazed window to front, Venetian blinds, radiator, cable point, under stairs cupboard housing combination boiler, smaller cupboard with meters, room thermostat, open plan to dining kitchen

Dining Kitchen

5.73m x 3.60m (18' 10" x 11' 10") A bright double aspect room with bi-fold doors leading to garden, double glazed window to side, range of gloss cream wall and base cabinets, built-in electric oven, gas hob set on granite work surface, spash back to extractor chimney, integrated fridge and freezer, inset sink unit with fluted drainer, pull-out larder unit, recessed ceiling lights, ceramic tiled floor, radiator, plumbed for washing machine, integrated dishwasher, skylight window.

Shower Room

Double glazed window to side, white suite comprising shower cubicle with built-in controls, hand wash basin, WC, heated towel rail, recessed ceiling lights, ceramic tiled floor, extractor fan.





First Floor

Landing

Double glazed window to rear, Venetian blinds, radiator, recessed ceiling lights.

Bedroom Two

3.25m x 2.989m (10' 8" x 9' 10") Double glazed window to front, Venetian blinds, radiator.

Bedroom Three

3.09m x 2.52m (10' 2" x 8' 3") Double glazed window to rear, Venetian blinds, radiator.

Double glazed window to side, white suite comprising corner bath with shower attachment, WC, hand wash basin, chrome heated towel rail, extractor fan, ceramic tiled floor, recessed ceiling lights, large wall mirror.

Second Floor

Bedroom One

4.18m x 2.85m (13' 9" x 9' 4") (Into recess) Double glazed window to rear, double glazed Velux window to front, recessed ceiling lights, radiator, access to storage eaves.

En-Suite Shower Room

Double glazed Velux window to front, corner shower unit, built-in controls, WC, hand wash basin, recessed ceiling lights, ceramic tiled floor, extractor fan.





Outside

Garden

Paved patio area, artificial lawn, gravel area, side access, outside tap, outside power, storage unit, wall lights.

Frontage

Private Front Garden

Additional Information

Council Tax

No Pets

Local Authority: Bromley Council Tax Band:D

Tenant Information

Rent: £2,300.00 PCM Paid in Advance Security Deposit: Five weeks Rent with DPS paid in advance £2,653.00 Furnishing: Unfurnished Availability: Tenancy from 1st July 2025 Term: Long Term availability (12 months plus) Restrictions: No smokers, no sharing. Sorry