



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

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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.



### Ground Floor

#### 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, splash 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.

#### Bathroom

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

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  
No Pets