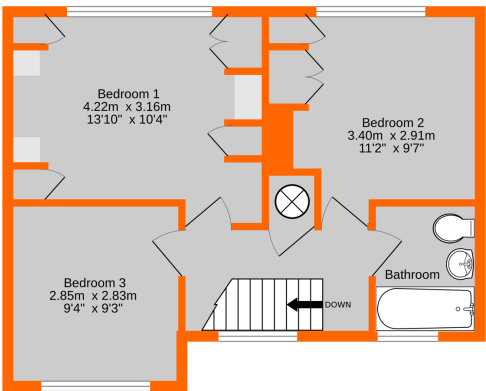
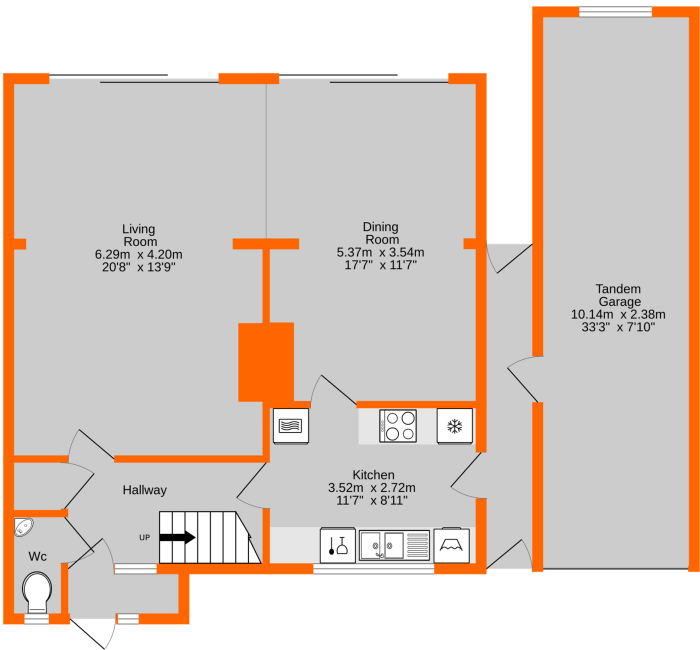


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground Floor
64.5 sq.m. (694 sq.ft.) approx.

1st Floor
44.0 sq.m. (473 sq.ft.) approx.



Garage & Walkway Sq.M Not Included In Total Approx Floor Area
TOTAL FLOOR AREA : 108.5 sq.m. (1167 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

18 Barnet Drive, Bromley, Kent BR2 8PQ

Chain Free £775,000 Freehold

- Extended Three Bedroom Detached.
- Kitchen With Appliances.
- Short Walk Ravenswood School.
- 33' Tandem Garage Plus Driveway.
- Extended Living & Dining Room.
- 67' x 43' Southerly Facing Garden.
- Extension Potential S.T.P.P.
- Cul De Sac Location.

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



18 Barnet Drive, Bromley, Kent BR2 8PQ

Chain Free, extended three bedroom detached family home in this cul-de-sac position, within walking distance of Ravenswood Secondary School. Ground floor extension to the rear of the living room and the dining room, which both have double glazed patio doors to the attractive southerly facing 67' x 43' rear garden. Kitchen with oak fronted fitted units and various kitchen appliances. Cloakroom to the ground floor and white suite bathroom to the first floor. Gas fired heating with radiators via a Potterton boiler and double glazing. 33' tandem garage and driveway for one vehicle. The attractive rear garden has a paved terrace, lawn areas, established shrub borders and trees including a Camellia. Requiring modernisation and having further extension potential, subject to the necessary planning consents.

Location

Barnet Drive is a cul-de-sac position off Gravel Road. There are bus services on Oakley Road and Hastings Road, with routes to Bromley High Street, about 2.4 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. There are a range of shops, restaurants and a Sainsbury's supermarket at Locksbottom, about 0.9 of a mile away. Local schools include Ravenswood and Hayes Secondary schools and Keston Primary School. Keston Village with two pubs, two coffee shops and village store is about 1.2 miles away. Keston Ponds and Common can be accessed off Westerham Road. Hollydale Recreation Ground is accessible off Beverley Road.



Ground Floor

Entrance

Via part double glazed front door to small enclosed porch, double glazed front window, glazed door to:

Hallway

3.34m x 1.86m (10' 11" x 6' 1") Coat cupboard, coving, double radiator, understairs cupboard housing the gas and electric meters and consumer unit plus the Potterton boiler

Cloakroom

1.48m x 0.78m (4' 10" x 2' 7") Double glazed front window, white low level w.c., coloured corner wash basin, radiator, tiled walls and floor

Extended Living Room

6.29m x 4.20m (20' 8" x 13' 9") Two double radiators, coal effect gas fire (not tested) in a Limestone fireplace, coving, double glazed patio doors to garden, opening to:

Extended Dining Room

5.37m x 3.54m into book shelves (17' 7" x 11' 7") Book shelves and double low level cupboard, coving, double radiator, double glazed patio doors to garden, glazed door to:

The Extension to the living and dining room measures 7.67m x 2.42m (25' 2" x 7' 11")

Kitchen

3.52m x 2.72m (11' 7" x 8' 11") Double glazed front window, double glazed side door, appointed with oak fronted fitted wall and base units and drawers, stainless steel double sink and drainer with a chrome mixer tap, plumbing/space for washing machine, built in Bosch dishwasher, granite effect work surface, built in fridge, integrated Neff ceramic hob and Neff stainless steel electric double oven, tiled walls, tiled floor

First Floor

Landing

Double glazed front window, coving, deep airing cupboard housing the hot water tank, access to loft

Bedroom 1

4.22m x 3.16m including wardrobes (13' 10" x 10' 4") Double glazed rear window, radiator, double and single fitted wardrobe with a dressing table with three drawers and a double and single high level cupboard above, two further single fitted wardrobes with two double and a single high level cupboard above the bed recess, 2 two drawer bedside tables

Bedroom 2

3.4m x 2.91m plus wardrobes (11' 2" x 9' 7") Double glazed rear window, radiator, double and single built in wardrobe with high level storage cupboards above

Bedroom 3

2.85m x 2.83m (9' 4" x 9' 3") Double glazed front window, radiator

Bathroom

2.01m x 1.68m (6' 7" x 5' 6") Double glazed front window, white suite of bath with an Aqualisa shower over to one end, pedestal wash basin and low level w.c., chrome ladder style radiator, tiled walls and floor

Outside

Rear Garden

20.6m x 13.33m (67' x 43') Paved and crazy paved terrace, two areas of lawn, established shrub borders and trees including a Camellia, paved path to a further paved area to rear of the garden, side access with gate to front

Tandem Garage

10.14m x 2.38m (33' 3" x 7' 10") Up and over door, strip lights, power points, windows to rear, door to covered side way with door to front and rear, water tap,

Front Garden

Lawn area, crazy paved drive for one vehicle and path to front door, shrub borders

Additional Information

Council Tax

London Borough of Bromley - Band G. 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