

Total area: approx. 173.8 sq. metres (1871.0 sq. feet)

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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Viewing by appointment with our Petts Wood Office - 01689 606666

171 Southborough Lane, Bromley, Kent, BR2 8AP
Guide Price £825,000 Freehold

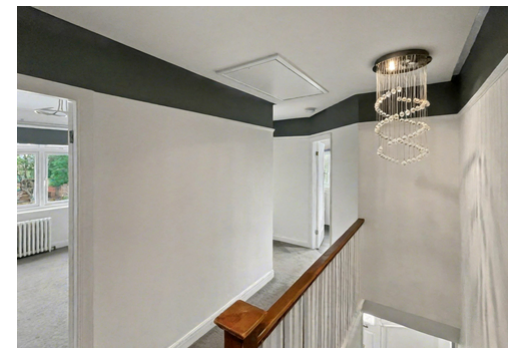
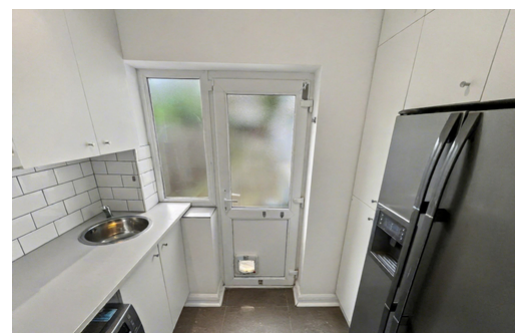
- Substantial Semi-Det
- Open Plan Kitchen
- Separate Shower Room
- Close to Amenities
- Four Reception Areas
- Bathroom with Shower
- Ample Off Road Parking
- Chain Free Property

171 Southborough Lane, Bromley, Kent, BR2 8AP

This large semi-detached house has been extended to a high specification by the owners to provide an impressive dining kitchen open plan to a family/ TV room measuring 25' 0" x 18' 10" (7.61m x 5.73m). There are three generous bedrooms on the first floor, a spacious lounge/cinema room to front elevation, extended reception leading to an en-suite shower room/cloakroom, separate utility room and first floor family bathroom with shower cubicle. Outside you will find an attractive rear garden of 70ft and deep private driveway for several cars. Additional benefits include; double glazing, gas central heating, security system, networked media and audio system in most rooms, granite kitchen island with integrated dishwasher, built-in cooking appliances, ceiling speakers and spot lighting, remote control cinema screen, wood parquet flooring on the ground floor and well presented throughout. The property is conveniently placed for nearby transport and local reputable schools and is Chain Free. Viewing comes highly recommended by Proctors.

Location

From Petts wood mainline station proceed towards Bromley via Queensway and Frankswood Avenue, continue into Southborough Lane. The property is on the right hand side, just past Cloisters Avenue.



Ground Floor

Entrance Hall

9' 6" x 8' 0" (2.90m x 2.42m) Double glazed entrance door with double glazed windows to side, parquet flooring, radiator, recessed ceiling lighting, room thermostat.

Lounge

20' 0" x 17' 6" (6.10m x 5.33m) Double glazed bay window and feature double glazed window to front, parquet flooring, contemporary gas fire, recess for wall mounted TV, remote control cinema screen and concealed projector unit, ceiling speakers, wired for surround sound, recessed ceiling lighting, recess for audio and vision control hub.

Sociable Dining Kitchen

25' x 20' 0" (7.61m x 5.73m) Open plan dining kitchen to TV/ family room. Kitchen island with gloss cream base units, dishwasher and fridge, induction hob set in granite work top, extractor hood, stainless steel sink unit, two single ovens, microwave oven and plate warmer, radiator, parquet flooring, ceiling speakers, recessed ceiling lighting.

Dining Area

Control panel for ceiling lighting, inset panel for TV control, pebble effect gas fire, parquet flooring, under stairs office area.

Family Area

Double glazed sliding doors to rear, port hole window, parquet flooring, TV point, audio control unit, ceiling speakers, recessed ceiling lighting.

Office Area (Via Dining Area)

6' 2" x 5' 1" (1.87m x 1.54m) (Into shelving) Under stairs meter cupboard, fitted shelving, wall light, desk unit, access to audio controls.

Reception/Sitting Room

13' 9" x 10' 5" (4.18m x 3.17m) Double glazed French doors to garden, skylight window, radiator, parquet flooring, ceiling speakers, recessed ceiling lighting, TV point.

Utility Room

8' 8" x 4' 7" (2.63m x 1.40m) (Into units) Double glazed entrance door and double glazed window to front, wall and base units, sink unit, plumbed for washing machine, built-in microwave oven, part tiled walls, granite tiled floor, recessed ceiling lighting.

Shower Room/ WC

Double glazed port hole window to side, white suite comprising large shower cubicle, hand basin, low level WC, extractor fan, recessed ceiling lighting, ceramic tiled walls and floor, chrome heated towel rail.

Utility Cupboard

Deep cupboard for storage, recessed ceiling lighting.

Coat Room (Via Hall)

Area for coats and shoes, recessed ceiling lighting, parquet flooring.

First Floor

Landing

Recessed lighting, recessed ceiling lighting, access to loft via ladder.

Bedroom One

17' 9" x 12' 0" (5.40m x 3.65m) Double glazed window to front, radiator, feature fireplace surround, ceiling speakers, eaves storage cupboard, wall mounted TV point.

Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to rear, period style radiator, audio control unit, wall

mounted TV point, hand basin, vanity unit, feature fireplace surround.

Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m) Double glazed window to rear, radiator.

Family Bathroom/ Shower

9' 3" x 8' 5" (2.82m x 2.56m) Two double glazed windows to side, white suite comprising bath, separate shower cubicle with drench shower head, low level WC, hand basin, chrome heated towel rail, recessed ceiling lighting, part tiled walls, audio control unit, recessed ceiling speakers.

Outside

Garden

70ft approximately. Paved patio, established borders, outside lighting, decked area, power points and floor lighting, brick built storage room with power and water tap.

Frontage

69ft driveway, exterior lighting, paved frontage, parking for several cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F