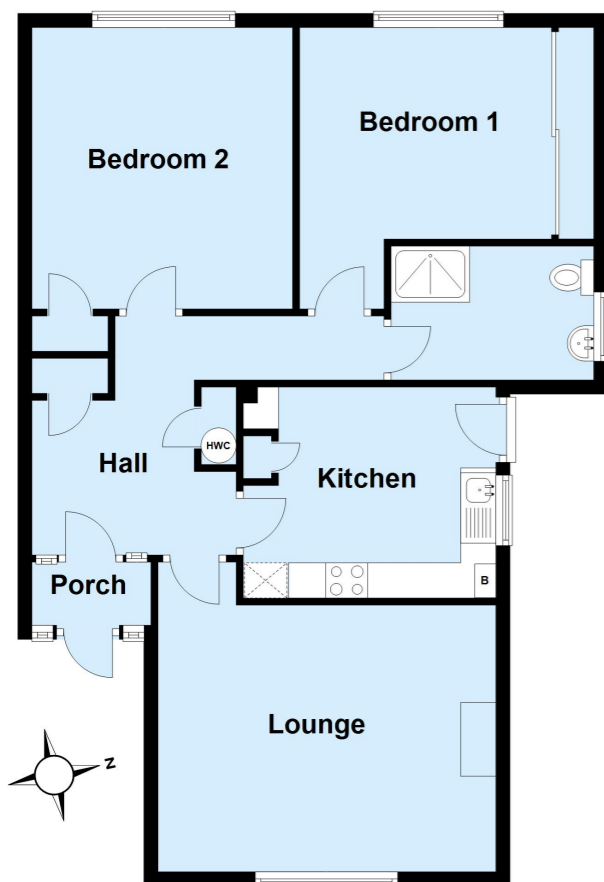


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



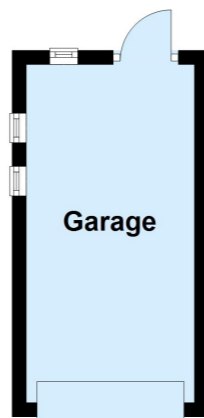
Ground Floor

Approx. 79.6 sq. metres (857.2 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 79.6 sq. metres (857.2 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

81 Blackbrook Lane, Bromley, Kent, BR1 2LS

£675,000 Freehold

- 🔴 Chain Free Bungalow
- 🔴 Potential to Extend (STPP)
- 🔴 Nearby Transport Links
- 🔴 Deceptively Spacious
- 🔴 Two Double Bedrooms
- 🔴 Large Private Frontage
- 🔴 Desirable Location
- 🔴 Spacious Garden

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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81 Blackbrook Lane, Bromley, Kent, BR1 2LS

This chain free post war built semi-detached bungalow is conveniently placed for Bickley, Chislehurst and Bromley amenities being set off Blackbrook Lane in Bickley. The accommodation comprises two double bedrooms to the rear of the property, living room, spacious kitchen and shower room. Outside you will find an attractive rear garden, detached garage, garden shed and side access to front. It also has a large private driveway for several cars. The property offers plenty of scope to extend or convert the loft to mirror neighbouring properties (subject to planning permission with Bromley Council). The property is situated within easy walking distance of Bickley Station, reputable schools, transport links serving Bromley and Jubilee Park.

EXCLUSIVE TO PROCTORS.

Location

From Bickley train station, bear right into Southborough Lane, turn left into Hawthorne Road and right into Blackbrook Lane. The property is on the right.



Entrance Porch

Double glazed door and windows, double glazed front door.

Entrance Hall

Storage cupboard housing electric fuse board, gas and electric meters, radiator, airing cupboard housing hot water cylinder, loft access.

Lounge

3.70m x 4.70m (12' 2" x 15' 5") Double glazed window to front, two radiators, wall mounted feature fire.

Kitchen

2.99m x 3.54m (9' 10" x 11' 7") Double glazed window to side, double glazed door leading to rear garden to side, radiator, range of wall and base units, built in dishwasher, built in Neff oven, electric hob set in work



top, plumbing for washing machine, built in fridge freezer, wall mounted Glow Worm boiler, sink with mixer tap and drainer.

Shower Room

1.80m x 2.84m (5' 11" x 9' 4") Double glazed window to side, radiator, wooden flooring, low level W.C, hand wash basin, shower cubicle, shaving point, storage unit.

Bedroom One

4.08m x 03.01m (13' 5" x 9' 11") (into wardrobe) Double glazed window to rear, radiator, stand alone wardrobes, wooden flooring.

Bedroom Two/Dining Room

3.63m x 3.92m (11' 11" x 12' 10") Double glazed window to rear, radiator, built in storage cupboard

OUTSIDE

Rear Garden

West facing, patio area, mainly laid to lawn with established shrubs and borders, garden shed, outside lights and power socket, outside tap, side access gate,

Detached Garage

Detached garage with up and over door and power.

Frontage

Large bricked paved driveway for several cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

