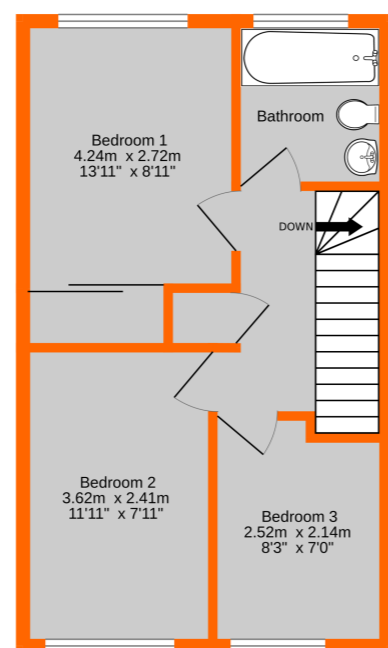
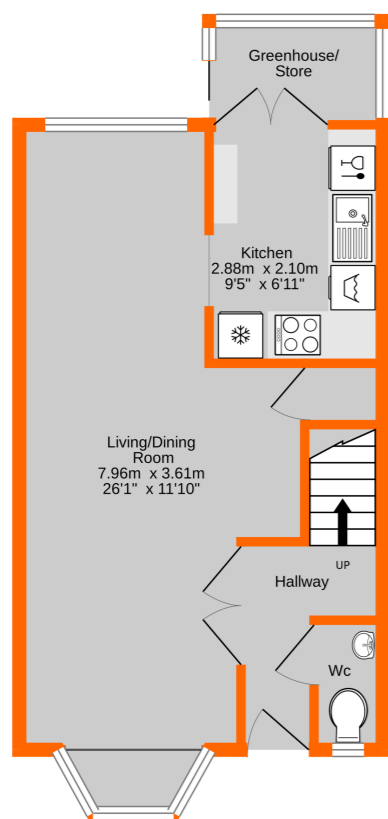


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor
37.8 sq.m. (407 sq.ft.) approx.

1st Floor
36.6 sq.m. (394 sq.ft.) approx.



Greenhouse/Store Sq.M Not Included in Total Approx. Floor Area
 TOTAL FLOOR AREA : 74.4 sq.m. (801 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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 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



George Proctor & Partners trading as Proctors



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

20 Chiltern Gardens, Bromley, Kent BR2 0PT

£550,000 Freehold

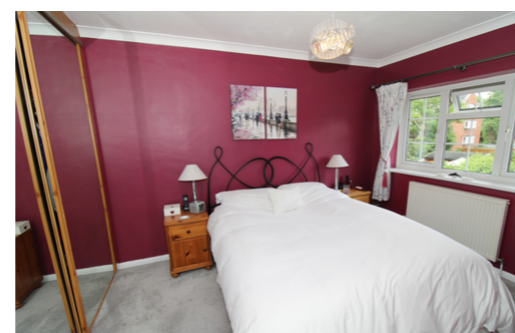
- Three Bedroom Mid Terrace.
- 26' 1" Living/Dining Room.
- White Cloakroom & Bathroom.
- 0.6 Mile Bromley South Station.
- Cul-de-sac Location.
- Kitchen With Built in Appliances.
- Short Walk Highfield Schools.
- 33' x 15' Rear Garden.

20 Chiltern Gardens, Bromley, Kent BR2 0PT

Proctors West Wickham office are delighted to offer one of the popular Georgian style three bedroom mid terrace houses, built by Crest Homes and situated in this cul-de-sac position. About 0.6 of a mile from Bromley South station and High Street and within walking distance of the sought after Highfield Infant and Junior schools. Delightful 26' 1" double aspect living/dining room, approached via glazed doors from the hallway and kitchen with wood effect work surfaces and various built in appliances. White suite cloakroom and re-appointed bathroom with a shaped shower bath. Gas fired heating with radiators via a Worcester boiler and double glazing. 33' rear garden with a paved terrace, lawn and shrub borders and this property has a garage en-bloc, with an up and over door. Residents parking to front.

Location

Chiltern Gardens is a cul-de-sac off Caygill Close. Caygill Close is off Cumberland Road and is about 0.6 of a mile from Bromley High Street, with The Glades Shopping Centre, The Churchill Theatre, various restaurants and coffee shops and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Local schools include Highfield Infant and Juniors, Harris Primary Academy and Ravensbourne Secondary school. Bus services pass along Cumberland Road and Westmoreland Road, including the Superloop from Bromley to Croydon, which passes along Westmoreland Road.



Ground Floor

Entrance

Via part double glazed front door to:

Hallway

2.63m x 0.88m (8' 8" x 2' 11") Wood effect laminate flooring, coving, radiator, staircase to first floor

Cloakroom

1.48m x 0.66m (4' 10" x 2' 2") Double glazed front window, white low level w.c. and wash basin, wood effect laminate flooring, water meter

Living/Dining Room

7.96m x 3.61m reducing to 2.39m (7' 1") to dining area (26' 1" x 11' 10") Via glazed double doors from hallway, double glazed bay window with a deep sill to front, two radiators, coving, double glazed rear window, two under stairs storage cupboards - one housing electric meter

Kitchen

2.88m x 2.10m (9' 5" x 6' 11") Appointed with white fronted fitted wall and base units and drawer, wood effect work surfaces, white ceramic sink and drainer with a mixer tap, built in Zanuzzi electric oven and Diplomat four ring gas hob, space for fridge/freezer, wall tiling between work surface and wall units, slimline Kenwood dishwasher and plumbing/space for washing machine, coving, tiled floor, double glazed double doors to greenhouse/store 1.89m x 1.29m (6' 2" x 4' 3")

First Floor

Landing

Storage cupboard, coving, access to loft via aluminium ladder housing the Worcester boiler with some boarding, light and insulation

Bedroom 1

4.24m into wardrobe x 2.72m (13' 11" x 8' 11") Double glazed rear window, radiator, coving, fitted wardrobe with two mirror fronted sliding doors

Bedroom 2

3.62m x 2.41m (11' 11" x 7' 11") Double glazed front window, radiator, coving

Bedroom 3

2.52m x 2.14m (8' 3" x 7' 0") Double glazed front window, radiator, coving

Bathroom

2.12m x 1.81m (6' 11" x 5' 11") Double glazed rear window, appointed with a white suite of shaped shower/bath with a chrome mixer tap and wall mounted shower to one end, concealed cistern low level w.c. and wash basin with a chrome mixer tap having a white double cupboard beneath, chrome heated towel rail, tiled walls, tiled floor, three display niches each having a downlight, extractor fan

Outside

Rear Garden

10.05m x 4.7m (33' x 15') Paved terrace, lawn, timber shed, rear access gate, shrub borders

Garage

4.69m x 2.31m (15' 5" x 7' 7") En Bloc with up and over door

Front Garden

Lawn, shrub/flower beds

Additional Information

Council Tax

London Borough of Bromley - Band D