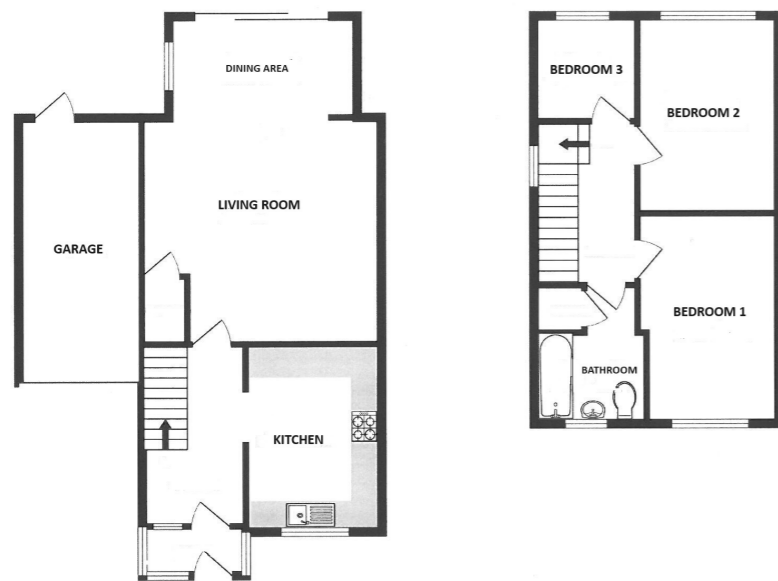


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROXIMATE GROSS FLOOR AREA 98.8 Sq. M (1064 Sq.Ft.)



Viewing by appointment with our Bromley Office - 020 8460 4166

61 Powster Road, Bromley, Kent BR1 5HE

Guide Price £525,000 Freehold

- Three Bedrooms
- Modernised and Attractively presented
- Spacious Living Room
- Gas C/H & Double Glazing
- Extended Semi-Detached House
- Modern Bathroom
- Fitted Kitchen with Appliances
- Convenient for Station, EPC C

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



61 Powster Road, Bromley, Kent BR1 5HE

Proctors Bromley office are delighted to offer this extended and immaculately presented semi-detached house situated in a pleasant close convenient for access to local amenities. Accommodation comprises three bedrooms, a re-modelled bathroom, a modern fitted kitchen with integrated appliances and a spacious reception room. Features include, sealed unit double glazing and gas fired central heating via a combination boiler. Outside is a manageable rear garden extending to about 37' (11.28m) and to the front a private drive leading to an attached garage.

Location

Situated in a pleasant cul-de-sac, convenient for access to local shops in Burnt Ash Lane which includes a local branch of Lidl. Grove Park railway station, serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street is about half a mile away and can be reached via a footpath situated at the end of the close.



Ground Floor

Entrance Hall

Entered via double glazed porch, double glazed door and window to front, Amtico flooring, radiator with cabinet.

Living Room

6.63m x 4.71m to 3.72m (21' 9" x 15' 5" to 12' 2") Double glazed patio doors to rear, Amtico flooring, gas fire, understairs cupboard, radiator with cabinet.

Kitchen

3.37m x 2.66m (11' 1" x 8' 9") Fitted wall and base units, resin sink and drainer, work tops, De Dietrich induction hob, cooker hood above, integrated dishwasher and washing machine, fridge/freezer, built in oven and microwave, ceiling down lighters,

tiled floor, double glazed window to front.

First Floor

Landing

Double glazed window to side, access to loft.

Bedroom 1

4.06m x 2.79m (13' 4" x 9' 2") Double glazed window to front, radiator.

Bedroom 2

3.820m x 2.792m (12' 6" x 9' 2") Double glazed window to rear, radiator.

Bedroom 3

2.08m x 1.81m (6' 10" x 5' 11") Double glazed window to rear, radiator.

Bathroom

White suite comprising, panelled bath with shower over, folding screen, hand basin, low level w.c, tiled walls, Amtico

flooring, chrome ladder radiator, ceiling down lighters, extractor fan, large built in airing cupboard with light housing Worcester gas combi boiler, double glazed window to front,

Outside

Garden

11.39m (37' 4") Patio area, lawn, outside tap, decked terrace to rear.

Garage

5.15m x 2.41m (16' 11" x 7' 11") Up and over door, housing gas and electric meters, light and power, door to rear.

Additional Information

Council Tax

London Borough of Bromley Band D £1949.71 for 2024/25

