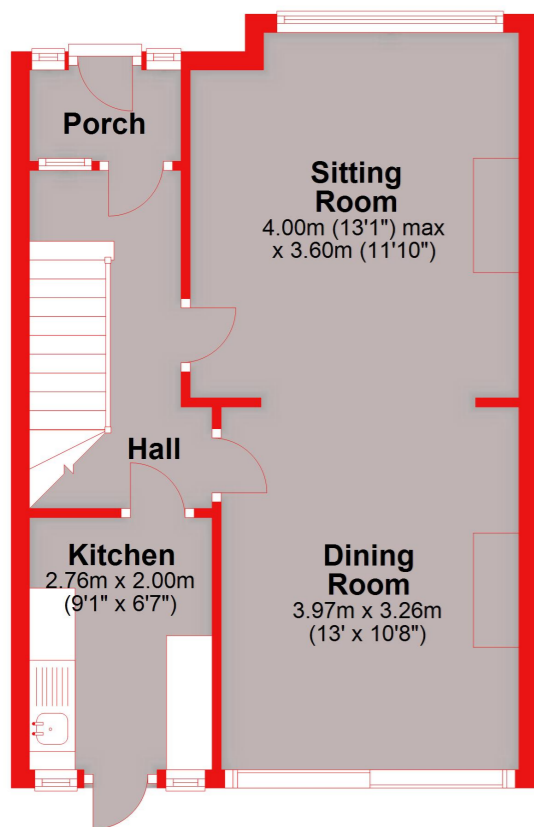


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

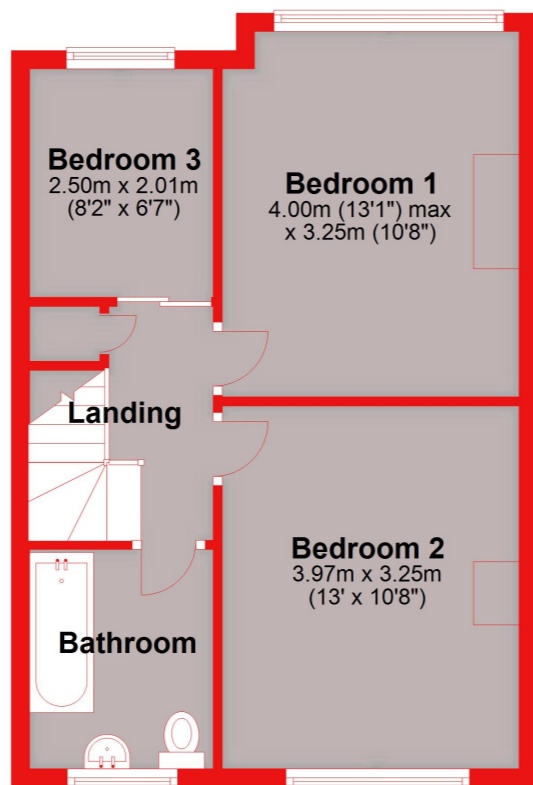


Viewing by appointment with our Bromley Office - 020 8460 4166

Ground Floor
 Approx. 42.2 sq. metres (454.3 sq. feet)



First Floor
 Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 84.4 sq. metres (909.0 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley
 Plan produced using PlanUp.

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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 For further details please visit our website - www.proctors.london



40 Welbeck Avenue, Bromley, Kent BR1 5DW

Guide Price £450,000 Freehold

- Mid Terrace House
- 3 Bedrooms
- Sealed Unit Double Glazing
- Cul-de-Sac Location
- Modernisation Required
- Through Reception Room
- Modern Gas Boiler
- Chain Free, EPC Rating G

40 Welbeck Avenue, Bromley, Kent BR1 5DW

This 1930s built terrace house is situated at the end of a pleasant residential cul-de-sac, conveniently located for access to Grove Park railway station and shops. Accommodation comprises 3 bedrooms, a through reception room, kitchen and bathroom. The property features sealed unit double glazing and a recently installed combination boiler (although please note that there is only one radiator in the property). However, modernisation and redecoration is required. Outside, is a paved rear garden with shed. There is a vehicular access to the rear but this is badly overgrown so not useable. at present. The property is offered chain free.

Location

Situated in a cul-de-sac off Burnt Ash Lane, within half a mile of Grove Park shops and railway station serving, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Bus services on Burnt Ash Lane provide access to Bromley town centre.



GROUND FLOOR

Entrance Hall

Entered enclosed double glazed porch, understairs cupboard housing electrics,

Through Reception Room

(Sitting Room Area) 4.00m max x 3.60m (13'1" x 11'10") Double glazed casement windows to front, fireplace with coal effect gas fire (not tested).

(Dining Area) 3.97m x 3.26m (13' x 10'8") Double glazed patio doors to rear, coal effect gas fire (not tested).

Kitchen

2.76m x 2.00m (9'1" x 6'7") Wall and base units, work tops, stainless steel sink and drainer, plumbing for washing machine, gas cooker point, space for fridge/freezer, double glazed door and flanking windows to rear.

FIRST FLOOR

Landing

Access to loft, fitted storage/airing cupboard.

Bedroom 1

4.00m max x 3.25m (13'1" x 10'8") Double glazed casement windows to front.

Bedroom 2

3.97m x 3.25m (13'0" x 10'8") Double glazed casement window to rear, Ideal Logic gas combination boiler.

Bedroom 3

2.50m x 2.01m (8'2" x 6'7") Double glazed casement window to front.

Bathroom

Coloured suite comprising panelled bath, pedestal hand basin, low level w.c., tiled walls, radiator, double glazed casement window to rear.

OUTSIDE

Rear Garden

Approximately 9.1440m (30'0") Covered patio area with steps up to paved garden, garden shed. A vehicular access exists to the rear but this is currently badly overgrown.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band D
£1949.72 for 2024/5.

