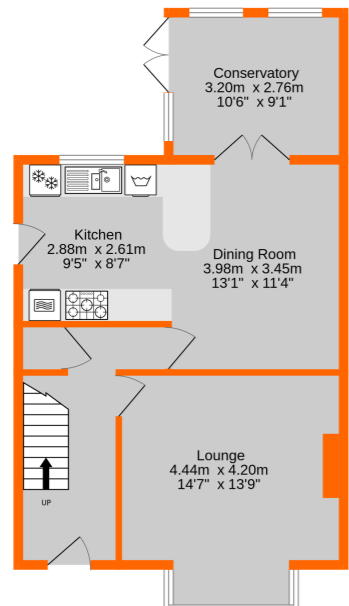
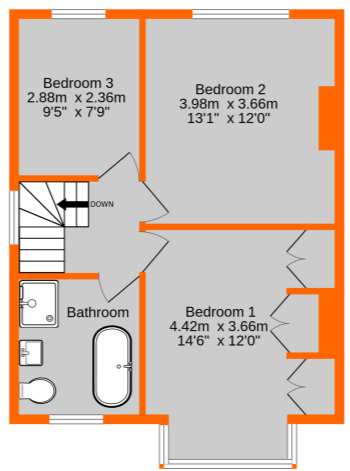
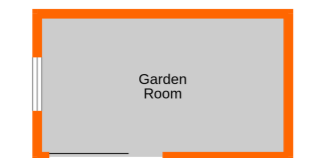




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
56.5 sq.m. (608 sq.ft.) approx.

1st Floor
47.3 sq.m. (510 sq.ft.) approx.



Garden Room Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 103.8 sq.m. (1118 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our Bromley Office - 020 8460 4166

13 Bloomfield Road, Bromley, Kent BR2 9RY

£700,000 Freehold

- Three Bedroom Detached
- Conservatory & Garden Room
- Double Glazed & Central Heating
- Close To Local Schools
- Open Plan Kitchen/Diner
- Beautifully Presented
- Off Street Parking
- Low Maintenance Rear 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.
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



13 Bloomfield Road, Bromley, Kent BR2 9RY

Wonderful three bedroom detached 1930's family home, presented to the market in good decorated order. Entrance hall with laminate flooring, bright lounge with bay window and gas fire, open plan kitchen/diner with white units and some built in appliances and a beautiful conservatory overlooking the rear garden. Three bedrooms and refitted family bathroom with double ended bath and shower cubicle. Outside is an attractive rear garden with wood clad insulated garden room, side access and central lawn. Off street parking to the front, double glazing, under floor heating where listed and gas fired central heating via a Vaillant combination boiler.

Location

Situated within easy reach of local shops and restaurants in Chatterton Village and Raglan Primary School, 0.3 of a mile away. Ravensbourne Secondary School and Bromley South Railway Station serving London Victoria are within one mile. For recreational activity, there is a local Virgin Active Health Club and Spa in Baths Road whilst Havelock, Whitehall Recreation Grounds and Norman Park are nearby. Bus routes close by include the 61, 208, 261, 358 and N199.



Ground Floor

Entrance Hall

4.82m x 1.81m (15' 10" x 5' 11") Composite glazed door into entrance hall, coved cornice, radiator, wood laminate flooring, understairs storage area housing meters, walk-in storage cupboard, double glazed window to side and water meter.

Lounge

4.40m x 4.20m (14' 5" x 13' 9") Double glazed bay window to front, timber shutters, radiator, real flame gas fire and limestone surround, wood laminate flooring.

Dining Room

3.98m x 3.45m (13' 1" x 11' 4") Double glazed french doors to conservatory, wood laminate flooring, radiator, recessed spot lights, opening into:-

Kitchen

2.88m x 2.61m (9' 5" x 8' 7") Double glazed door to side, double glazed window to rear, range of fitted wall and base units, worktops over, stainless steel sink and chrome mixer tap, space for washing machine, dishwasher, fridge/freezer, pan drawers, 5 ring gas hob, stainless steel electric oven and grill, stainless steel extractor hood, wood laminate flooring, recessed spot lights, extractor, wall mounted Vaillant boiler.

Conservatory

3.20m x 2.76m (10' 6" x 9' 1") Double glazed french doors to garden, wood laminate flooring electric radiator.

First Floor

Landing

Stairs to first floor landing, double glazed window to side, coved cornice, air pump.

Bedroom 1

4.42m x 3.66m (14' 6" x 12' 0") Double glazed bay window to front, wooden shutters, radiator, coved, range of fitted wardrobes to one wall with hanging rails, shoe storage and high level storage above.

Bedroom 2

3.98m x 3.66m (13' 1" x 12' 0") Double glazed window to rear, coved, radiator.

Bedroom 3

2.36m x 2.88m (7' 9" x 9' 5") Double glazed window to rear, radiator, access to loft via pull down ladder.

Bathroom

2.49m x 2.33m (8' 2" x 7' 8") Double glazed window to front, white suite comprising double ended bath, chrome bath filler with hand held shower, low level w/c with push flush, wash hand basin and chrome mixer tap with storage under, shower cubicle with wall mounted shower, tiled walls, tiled flooring, heated radiator, recessed spot lights, extractor fan, mirrored cabinet, under floor heating.

Outside

Garden

7.51m x 11.45m (24' 8" x 56' 4") Side access, outside tap, Indian sand stone patio with brick edging, lawn with stepping stones, gravel borders, timber shed, fenced.

Garden Room

4.70m x 2.67m (15' 5" x 8' 9") Fully insulated, engineered wood flooring, double glazed sliding doors to garden, double glazed window to side, recessed spot lights, cat 5 connection, power points, external spot lights.

Parking

Off street parking for two cars to the front.

Council Tax

London Borough of Bromley Band E
£2382.98 Payable for 2024/25

