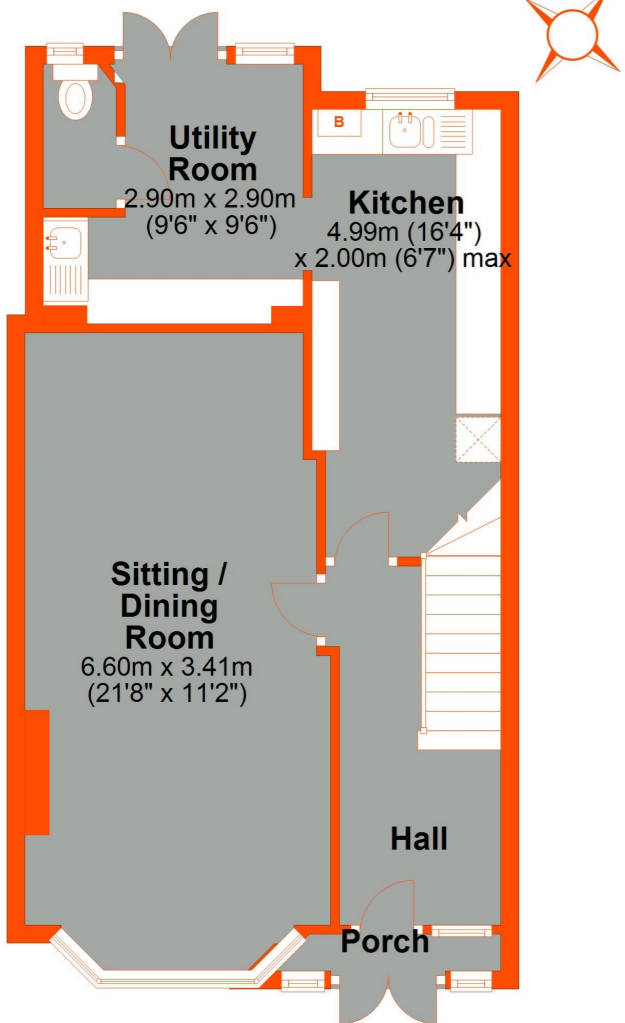


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



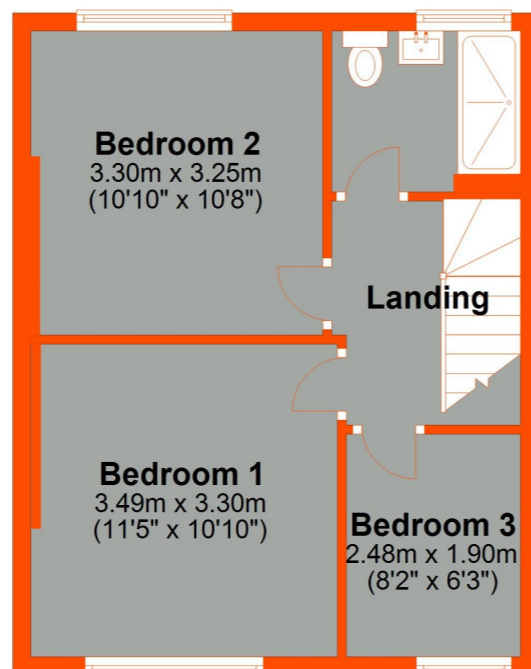
Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)



Viewing by appointment with our Bromley Office - 020 8460 4166

67 Hillcrest Road, BROMLEY BR1 4SA

Guide Price £475,000 Freehold

- Extended Terrace
- Chain Free
- Spacious Reception Room
- Ground Floor W.C.
- Recently Refurbished
- 3 Bedrooms, First Floor Bathroom
- Utility/Breakfast Room
- Dbf Glazing, Gas C/H, 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



67 Hillcrest Road, BROMLEY BR1 4SA

Proctors Bromley office are delighted to offer this modernised and extended 1930s built terrace house situated in a pleasant position within a close, facing the green. The house has undergone a programme of refurbishment within the last couple of years, which includes re-decoration and the installation of a new kitchen, shower room and utility room and new gas fired central heating via a combination boiler. Accommodation comprises 3 bedrooms, a first floor shower room, a good size living room, fitted kitchen with built in oven, gas hob, extractor hood, and dishwasher, utility/breakfast room with washing machine and tumble dryer, and a ground floor WC. The property features sealed unit double glazing. Outside, is a good size rear garden with rear pedestrian access. To the front is a brick paved drive with parking for 2 cars.

Location

Hillcrest Road is a no through road situated off Southover. The nearest railway station is Grove Park serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops are available nearby in Downham Way and Burnt Ash Lane.



Ground Floor

Entrance Hall

Entered via double glazed entrance porch, understairs cupboard, radiator.

Sitting/Dining Room

6.60m x 3.41m (21' 8" x 11' 2") Double glazed bay window to front, 2 radiators, ceiling down lighters.

Kitchen

4.99m x 2.00m max (16' 4" x 6' 7") Double glazed window to rear, white gloss wall and base units, work tops, composite 1 1/2 sink and drainer, breakfast bar, gas hob, built in oven, cooker hood, dishwasher, Ideal Atlantic gas combination boiler, ceiling down lighters, radiator.

Utility Room

2.90m x 2.90m (9' 6" x 9' 6") Work top, stainless steel sink and drainer, base units, washing machine, tumble dryer, ceiling down lighters radiator, double glazed casement doors to rear.

W.C.

Low level w.c, double glazed window to rear.

First Floor

Landing

Ceiling down lighters, access to loft.

Bedroom 1

3.49m x 3.30m (11' 5" x 10' 10") Double glazed windows to front, radiator.

Bedroom 2

3.30m x 3.25m (10' 10" x 10' 8") Double glazed window to rear, radiator.

Bedroom 3

2.48m x 1.90m (8' 2" x 6' 3") Double glazed window to front, radiator.

Shower Room

White suite comprising, walk in shower, hand basin, low level w.c, tiled walls and floor, chrome ladder radiator, double glazed window to rear.

Outside

Garden

Approximately 14.97m (49') Block paved patio, outside tap, lawn, rear patio with pergola, garden shed, gate to rear.

Parking

Brick paved drive to front with parking for 2 cars.

Council Tax

London Borough of Bromley, Band C- £1733.07 for 2024/25

