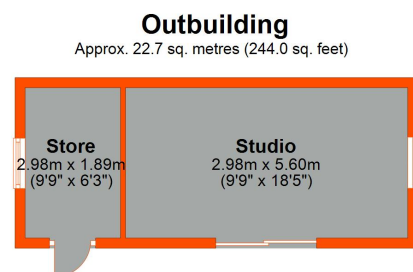
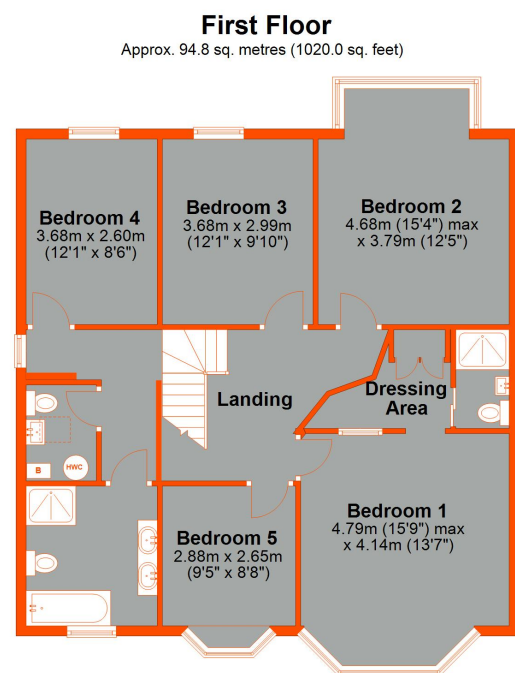
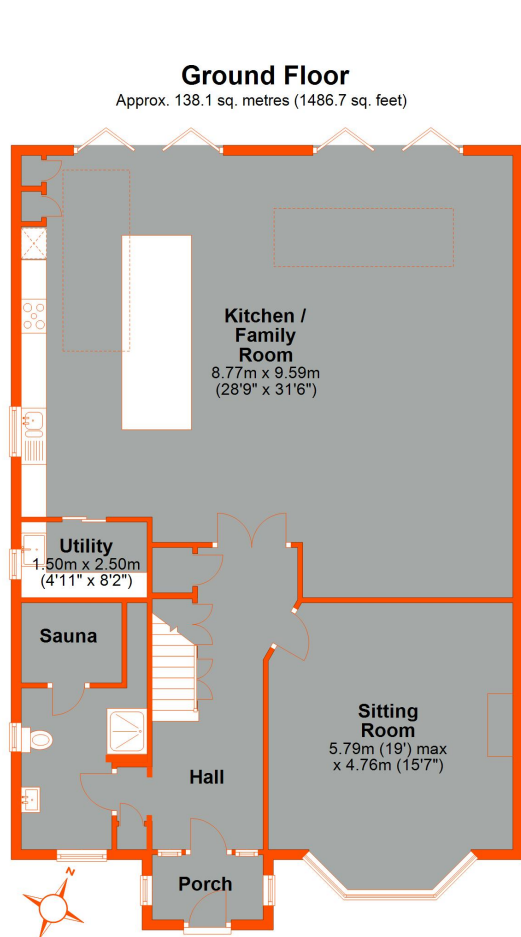


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 255.5 sq. metres (2750.6 sq. feet)
 This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

78 Kings Avenue, Bromley, Kent BR1 4HL
Guide Price £1,550,000 Freehold

- Extended Detached House
- 5 Bedrooms, 3 Bath/Shower Rooms
- Kitchen/Family Room
- Large Sitting Room
- Modernised and Beautifully Presented
- Studio/Office
- Cloakroom, Utility Room, Sauna.
- Gated Parking, EPC Rating D

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

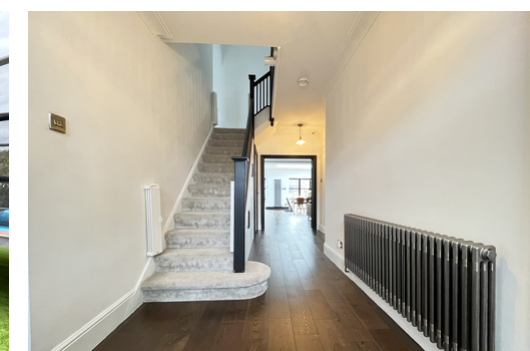


78 Kings Avenue, Bromley, Kent BR1 4HL

Proctors Bromley Office are delighted to offer for sale this superbly presented detached house that has been modernised and extended on the ground and first floor by the present owners within the last 3 years. Accommodation comprises 5 bedrooms, bedroom one having an en-suite dressing room and shower room, a bathroom, shower room with sauna and cloakroom, all recently re-fitted, a large sitting room, a fabulous combined kitchen/family room and a utility room. Externally, there is a studio/office at the end of the rear garden with light, power and double glazing. Features include, sealed unit double glazing with shutters to most windows, gas fired central heating via column style radiators and engineered wood flooring to the ground floor. The rear garden extend to around 60'(18.28m), whilst to the front there is secure off road parking via an electric gate.

Location

Situated towards the Bromley Hill end of Kings Avenue. The nearest railway stations are Sundridge Park serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street, and Ravensbourne station serving Blackfriars. Bus services are available on Bromley Hill providing access to Bromley town centre.



Ground Floor

Enclosed Porch

Double glazed door and double glazed side windows with shutters, tiled floor.

Entrance Hall

Large understairs storage cupboard, plus 2 cupboards, engineered wood flooring, cupboard housing electric meter.

Shower Room

Double glazed window to front and side with shutters, hand basin with cupboard under, low level w.c, sauna, tiled shower cubicle, column radiator and towel rail, tiled floor and walls.

Sitting Room

5.79m x 4.76m (19' 0" x 15' 7") Double glazed bay window to front with shutters, engineered wood flooring, ceiling down lighters, fitted cupboards to alcoves, wood burner stove, 2 column radiators.

Kitchen/Family Room

8.77m x 9.59m (28' 9" x 31' 6") 2 sets of double glazed casement doors to rear and double glazed window to side, 2 lantern windows, comprehensive range of wall and base units, inset ceramic twin sink, polished stone work tops and integrated breakfast bar, integrated fridge and freezer and dishwasher, Bosch induction hob and cooker hood, Bosch double oven and microwave, ceiling down lighters, vertical column radiator, engineered wood flooring.

Utility Room

1.50m x 2.50m (4' 11" x 8' 2") Fitted wall units, polished stone work tops, butler sink, plumbing for washing machine, ceiling downlighters, double glazed window to side.

First Floor

Split Level Landing

Double glazed window to side with shutters, access to loft.

Bedroom 1

4.79m x 4.14m (15' 9" x 13' 7") Double glazed bay window to front with shutters, ceiling down lighters, column radiator.

En Suite Dressing and Shower Room

Fitted wardrobes. Tiled shower cubicle, hand basin with cupboard under, low level w.c, tiled floor, ceiling down lighters, chrome ladder radiator.

Bedroom 2

4.68m x 3.79m (15' 4" x 12' 5") Double glazed bay window to rear with shutters, ceiling down lighters, column radiator.

Bedroom 3

3.68m x 2.99m (12' 1" x 9' 10") Double glazed window to rear with shutters, column radiator.

Bedroom 4

3.68m x 2.60m (12' 1" x 8' 6") Double glazed window to rear with shutters, vaulted ceiling, ceiling down lighters, column radiator.

Bedroom 5

2.88m x 2.65m (9' 5" x 8' 8") Double glazed oriel window to front with shutters, column radiator.

Cloakroom

Hand basin, low level w.c, Megaflow hot water cylinder, Worcester gas boiler, tiled floor and walls, Velux window.

Bathroom

Double glazed window to rear with shutters, white suite comprising, twin hand basins set within marble top with cupboards under, tiled panelled bath with mixer tap and shower attachment, tiled shower cubicle with overhead shower, low level w.c, shaver point, tiled floor and walls, ceiling down lighters, column radiator,

Outside

Garden

Approximately 18.10m (60') Slate flagstone patio, outside tap, side access, outside power socket, rear decking, Studio/Office 2.98m x 5.60m (9'9 x 18'5) ceiling down lighters, double glazed bi-folding doors, double glazed window to side, outside lights, Storeroom 2.98m x 1.89m (9'9" x 6'3") with plumbing.

Parking

Off road parkin to front accessed via electric gate.

Additional Information

Council Tax

London Borough of Bromley Band G - £3249.52 for 2024/25

