

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

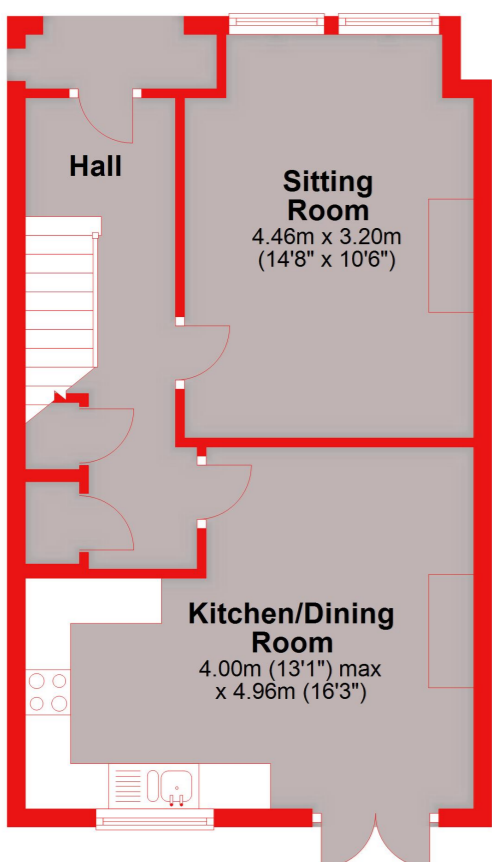
39 Albert Road, Bromley, Kent BR2 9PT

**£625,000 Freehold**

- Detached Edwardian House
- 2 Bedrooms
- Kitchen/Dining Room
- Gas C/H & Double Glazing
- Beautifully Presented
- Sitting Room
- First Floor Bathroom
- Good Size Garden, EPC Rating E

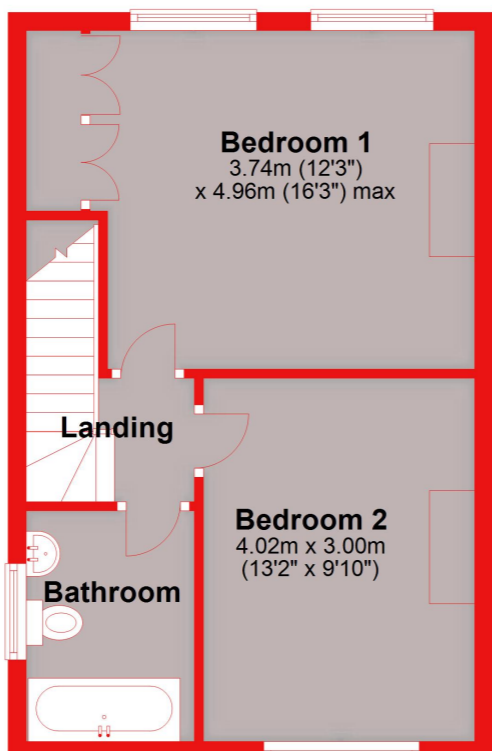
**Ground Floor**

Approx. 42.5 sq. metres (457.3 sq. feet)



**First Floor**

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 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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## 39 Albert Road, Bromley, Kent BR2 9PT

Proctors Bromley office is delighted to offer this beautifully presented detached Edwardian house, situated in a popular residential road of mainly terraced housing. Modernised in recent years, the property successfully combines period charm with a contemporary feel. The good size accommodation comprises, to the first floor, 2 bedrooms, with a particularly generous main bedroom, and a bathroom with white suite. To the ground floor, there is a sitting room and an open plan kitchen/dining room. Features include, sash-style sealed unit double glazing, gas fired central heating via a combination boiler, luxury vinyl tiled flooring to the sitting room, dining room/kitchen and bathroom and plantation style shutters to the front. Outside, there is a lovely rear garden extending to around 22.86m (75').

### Location

Conveniently situated not far from local shops and restaurants in Chatterton Road. Bus services are available on Bromley Common providing access to Bromley town centre and Bromley South railway station with fast services to London Victoria. The area is well served with local primary and secondary schools.



### Ground Floor

#### Recessed Porch

#### Entrance Hall

Understairs cupboard with plumbing for washing machine, housing gas/electric meters, consumer unit, shelving, radiator.

#### Sitting Room

4.46m x 3.20m (14' 8" x 10' 6") Double glazed sash style windows to front with shutters, electric pebble effect fire with freestanding surround, luxury vinyl tile flooring, radiator.

#### Dining Room/Kitchen Area

Maximum measurements 4.00m x 4.96m (13' 1" x 16' 3") Double glazed casement doors, luxury vinyl tile flooring extending into kitchen (Kitchen Area) Double glazed window to rear, wall and base units, work tops, stainless steel sink and drainer, 4 burner gas hob, built in oven, stainless steel cooker hood, tiled splash backs, integrated dishwasher, ceiling down lighters, cupboard housing Potterton gas combination boiler, radiator.

### First Floor

#### Landing

Access to loft

#### Bedroom 1

3.74m x 4.96m max (12' 3" x 16'3"max) Double glazed sash style windows to front with shutters, fitted wardrobes, 2 radiators.

#### Bedroom 2

4.02m x 3.00m (13' 2" x 9' 10") Double glazed sash style window to rear, cast iron fireplace, radiator.

#### Bathroom

2.57m x 1.8m (8' 5" x 5' 11") Double glazed window to side, white suite comprising panelled bath with shower attachment, shower screen, tiled surround, pedestal hand basin, low level w.c, ceiling down lighters, luxury vinyl tile flooring, extractor fan, chrome ladder radiator.

### OUTSIDE

#### Garden

Approximately 22.860m x 7.010m (75' 0" x 23' 0") Raised decked area, lawn, shrub borders, rear patio area, garden shed, access to sideway, outside tap.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band E £2383.98 per annum for 2024/5

