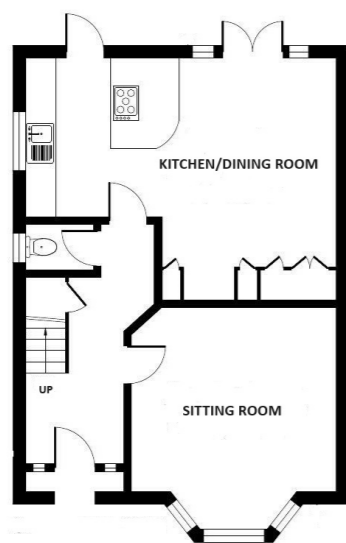


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA 112.1 Sq. M. (1207 Sq. Ft.)



Viewing by appointment with our Bromley Office - 020 8460 4166

32 Minster Road, Bromley, Kent BR1 4DZ

Guide Price £725,000 Freehold

- Detached House in Cul-De-Sac
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Spacious Bathroom
- Gas C/H & Double Glazing
- Close Shops & Station, EPC E

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](http://www.proctors.london)

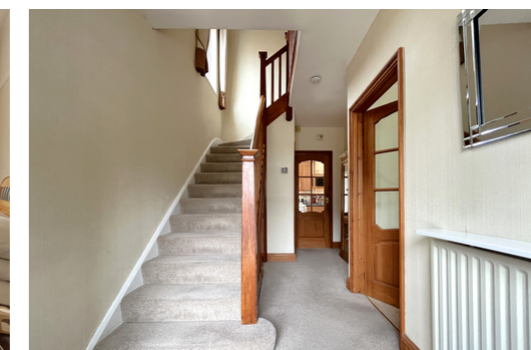


## 32 Minster Road, Bromley, Kent BR1 4DZ

Proctors Bromley Office is delighted to offer this very well presented detached house situated in a pleasant cul-de-sac close to shops and railway station. Accommodation comprises 3 bedrooms, a spacious bathroom with separate shower, a sitting room, an open plan kitchen/dining room with built-in appliances and a hall cloakroom. The property features gas fired central heating via radiators and sealed unit double glazing. Outside, is a good size rear garden with garden shed and to the front a private brick paved drive with parking for two cars.

### Location

Minster Road is situated off Plaistow Lane, close to Sundridge Park 'Village' and railway station, serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Kings Meadow recreation ground is situated at the end of the road and there is a good choice of popular primary schools nearby. Sundridge Park Golf Course is also close at hand.



### Entrance Hall

Entered via recessed porch, double glazed door and windows to front, understairs cupboard housing gas and electric meters, radiator.

### Hall Cloakroom

Double glazed window to side, low level w.c., tiled floor.

### Sitting Room

4.45m into bay x 4.12m (14' 7" x 13' 6") Double glazed bay window to front, pebble effect gas fire with stone surround, radiator with cabinet.

### Kitchen/Dining Room

4.88m max x 6.25m max (16' 0" x 20' 6") (Dining Area) Double glazed casement doors and windows to rear, fitted cupboards, recess for American style fridge/freezer, wood floor, ceiling downlighters radiator with cabinet. (Kitchen Area) Double glazed door to rear and window to side, fitted wall and base units, stone work tops and breakfast bar, Smeg oven and 5 burner gas hob, integrated dishwasher, washing machine, tumble drier and microwave, cupboard housing Vaillant gas boiler.

### First Floor

#### Landing

Double glazed window to side, access to loft via pull down ladder.

#### Bedroom 1

4.29m x 3.52m (14' 1" x 11' 7") Double glazed window to front, radiator.

#### Bedroom 2

4.29m x 3.52m (14' 1" x 11' 7") Double glazed window to rear, radiator.

#### Bedroom 3

2.74m x 2.56m (9' 0" x 8' 5") Double glazed window to front, radiator with cabinet.

#### Bathroom

Double glazed window to rear and side, white suite comprising, twin hand basins with cupboards under, corner panelled bath, low level w.c. separate tiled shower, cupboard housing lagged hot water tank, tiled floor and half tiled walls, chrome ladder radiator.

### Outside

#### Garden

Approximately 23.47m x 9.14m (77' 0" x 30' 0") Flagstone patio, lawn, shrub borders, garden shed, side access with outside tap. Brick paved driveway to front with parking for 2 cars.

### Additional Information

#### Council Tax

London Borough of Bromley Band E £2382.98 for 2024/5

