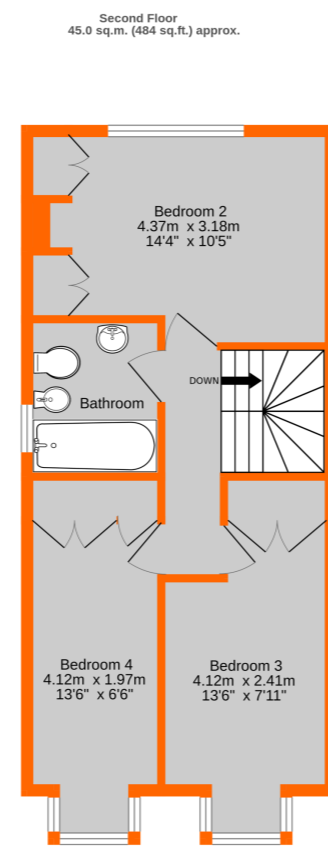
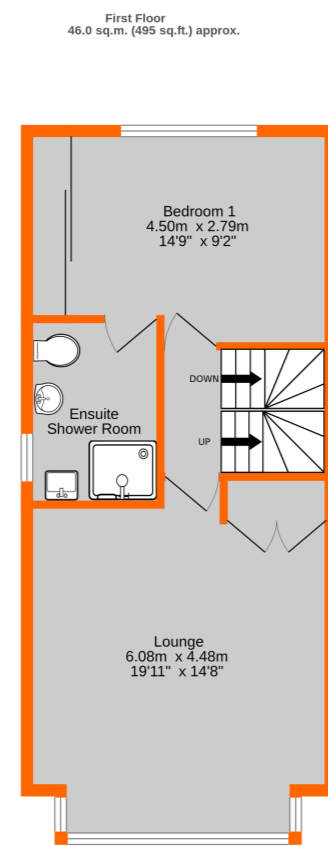
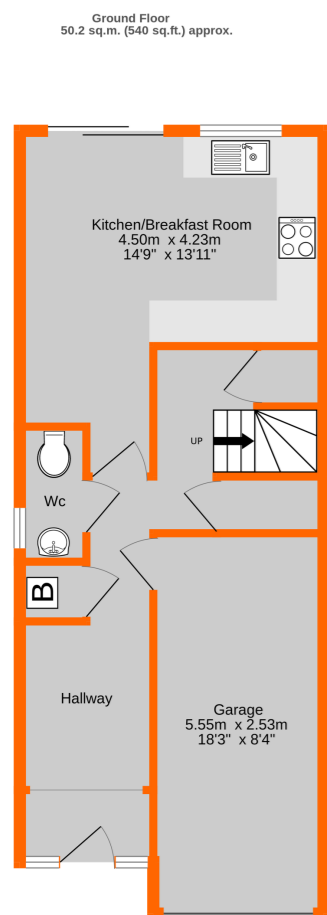


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Internal Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 141.1 sq.m. (1519 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our West Wickham Office - 020 8460 7252

12c Bromley Grove, Bromley, Kent BR2 0LN

£750,000 Freehold

- Four Bedroom End Terrace.
- Kitchen/Breakfast Room.
- Garage & Off Street Parking.
- Close To Local Schools.
- 80' Rear Garden.
- Main Bedroom & En Suite.
- Large Living Room.
- Walking Distance To Shortlands Station.

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



12c Bromley Grove, Bromley, Kent BR2 0LN

Set within a popular road, close to Shortlands Station is this spacious four bedroom townhouse, arranged over three floors with flexible accommodation. To the ground floor is a generous hallway, integral garage with electric up and over door, cloakroom and kitchen/breakfast room that opens onto the rear garden. Large living room with the main bedroom and en suite to the first floor. Whilst the top floor has three further bedrooms and a bathroom. Outside is the 80' well kept rear garden with a decked patio, mature trees and shrubs, lawn and flower beds. Double glazed, gas fired central heating and off street parking. Ideally situated for secondary schools including Valley and Harris Academy.

Location

Bromley Grove is a short walk from Shortlands Railway Station with trains to London Victoria and London Blackfriars for The City. Shortlands Village has a mix of shops and a cafe. Bromley Town Centre is about a mile away with the Churchill Theatre, Glades Shopping Centre and cinemas. Beckenham High Street offers a range of shops restaurants and bars along with Tram services to Croydon and Wimbledon.



Ground Floor

Entrance Hall

5.95m x 1.91m (19' 6" x 6' 3") Wooden glazed door with side windows, coved cornice, dado rail, radiator with decorative cover, built in storage cupboard housing boiler and storage, understairs storage cupboard, door to garage

Kitchen/Breakfast Room

4.5m x 4.23m (14' 9" x 13' 11") Double glazed multi pane window to rear, double glazed multi pane sliding doors to rear garden, range of shaker style fitted wall and base units with laminate work surfaces over, stainless steel electric oven, gas hob, extractor hood, integrated fridge/freezer, glazed display units, radiator with decorative cover, coved cornice

First Floor

First Floor Landing

Dado rail, door to:

Living Room

6.08m x 4.48m (19' 11" x 14' 8") Double glazed multi pane window to front, coved cornice, radiator with cover, feature fireplace, built in storage cupboard, wall lights

Bedroom 1

4.5m x 2.79m (14' 9" x 9' 2") Double glazed multi pane window to front, coved cornice, radiator with decorative cover, built in wardrobes to one wall with mirror doors and hanging space

En Suite Shower Room

2.39m x 1.96m (7' 10" x 6' 5") Shower enclosure, low level w.c., wash hand basin, coved cornice, tiled walls, heated towel rail, double glazed window to side, bidet

Second Floor

Second Floor Landing

Dado rail, access to loft, door to:

Bedroom 2

4.37m x 3.18m (14' 4" x 10' 5") Double glazed multi pane window to rear, coved cornice, radiator, built in wardrobes to one wall

Bedroom 3

4.12m x 2.41m (13' 6" x 7' 11") Double glazed window to front, radiator, coved cornice, built in wardrobes

Bedroom 4

4.12m x 1.97m (13' 6" x 6' 6") Double glazed window to front, radiator, coved cornice, built in wardrobes

Bathroom

2.41m x 1.96m (7' 11" x 6' 5") Double glazed window to side, panelled bath, low level w.c., bidet, radiator

Outside

Rear Garden

24.38m (80' 0") Fenced rear garden with large central lawn, mature shrubs and flower beds, decked terrace, raised decked area to the rear of the garden, timber shed

Garage

5.55m x 2.53m (18' 3" x 8' 4") Electric up and over door, door to hallway

Front Garden

Off street parking for one car to the front

Additional Information

Council Tax

London Borough of Bromley - Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

