

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	15	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



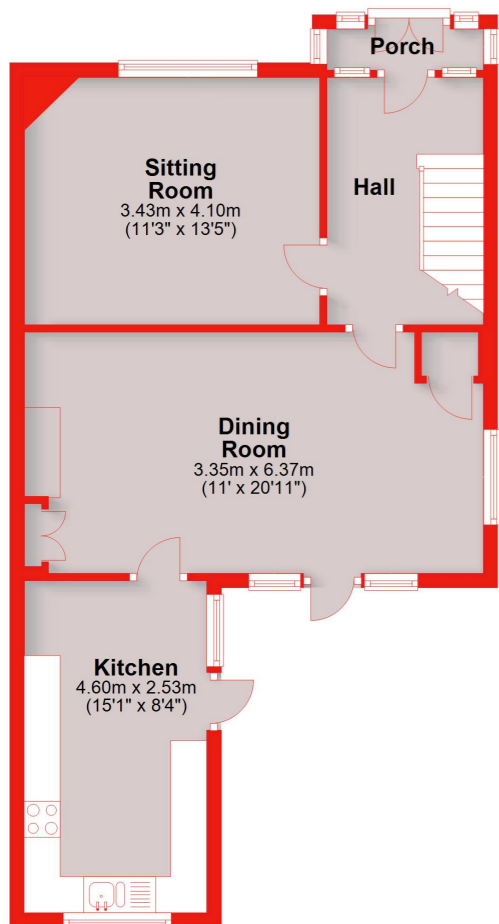
Viewing by appointment with our Bromley Office - 020 8460 4166

69 Siward Road, Bromley, Kent BR2 9JY

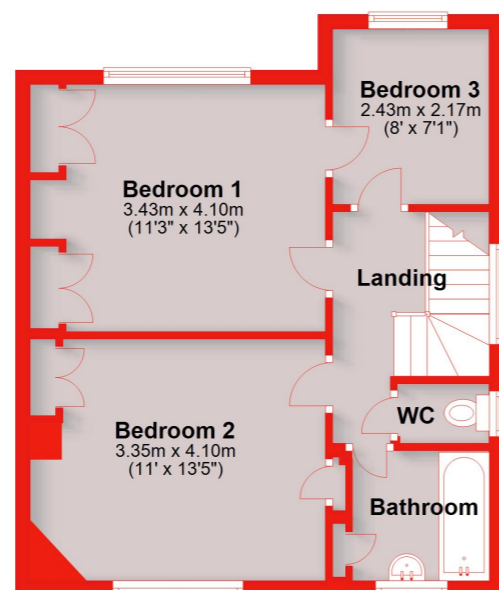
Guide Price £575,000 Freehold

- 🏠 Semi Detached House
- 🏠 Sitting Room, Dining Room
- 🏠 Bathroom, Separate WC
- 🏠 Garden
- 🏠 3 Bedrooms
- 🏠 Requires Improvement
- 🏠 Fitted Kitchen
- 🏠 EPC Rating G

**Ground Floor**  
 Approx. 57.2 sq. metres (615.4 sq. feet)



**First Floor**  
 Approx. 45.5 sq. metres (489.8 sq. feet)



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. 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.  
**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)



## 69 Siward Road, Bromley, Kent BR2 9JY

Proctors Bromley are delighted to offer this three bedroom semi detached house requiring some modernisation and improvement, located in this sought after road. The well proportioned family accommodation comprises on the ground floor, enclosed entrance porch, hall, sitting room, good size dining room, and fitted kitchen with built in oven and hob. On the first floor there is a landing, three bedrooms, with Bedroom 1 having interconnecting door with bedroom 3, a tiled bathroom and a separate WC. The property has the benefit of sealed unit double glazing and part heating by off peak electric storage heaters. Outside there is a rear garden with a wealth mature trees and shrubs, and sideway. There is no onward chain.

Please note, this property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of the deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to us before viewing if you feel this may affect your buying decision. Please also note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

### Location

Conveniently situated within 1/2 mile of Bromley South Mainline Railway station with services to Victoria, and Bromley High Street with its multiple shopping facilities including the Glades, restaurants and the Churchill Theatre.



### Ground Floor

#### Enclosed Entrance Porch

#### Entrance Hall

Front door with windows either side, understairs store cupboard housing meters.

#### Sitting Room

3.43m x 4.10m (11' 3" x 13' 5") Double glazed windows to front, picture rail, storage heater.

#### Dining Room

3.35m x 6.37m (11' 0" x 20' 11") Double glazed windows and door to rear opening onto gardens, double glazed window to side, feature fireplace with fitted gas fire, wood mantle and tile surround, low level cupboard to side, built in cloaks cupboard, picture rail, storage heater.

#### Kitchen

4.60m x 2.53m (15' 1" x 8' 4") Double glazed windows to side and rear, double glazed door to side, range of fitted wall and base cupboards with work surfaces over, part tiled walls, stainless steel 1 1/2 bowl sink and drainer with mixer taps, built in gas hob with extractor hood over, built in double oven, plumbing and space for washing machine.

### First Floor

#### Landing

Obscure double glazed window to side, storage heater.

#### Bedroom 1

3.43m x 4.10m (11' 3" x 13' 5") Double glazed windows to front, 2 built in double wardrobes, door to bedroom 3.

#### Bedroom 2

3.35m x 4.10m (11' 0" x 13' 5") Double glazed windows to rear, built in cupboard, fitted shelving, built in shallow wardrobe.

#### Bedroom 3

2.43m x 2.17m (8' 0" x 7' 1") Double glazed windows to front, doors to bedroom 1 and to landing.

#### Bathroom

Obscure double glazed window, tiled walls, coloured suite comprising panelled bath with shower, pedestal washbasin, airing cupboard housing hot water cylinder and immersion heater, access to loft, electric radiator.

#### Separate W.C.

Obscure double glazed window, low suite w.c.

### Outside

#### Rear Garden

With a wealth of mature trees and shrubs with paths between, sideway with gate.

#### Council Tax Band

London Borough of Bromley Band D - £1949.71 2024/25

