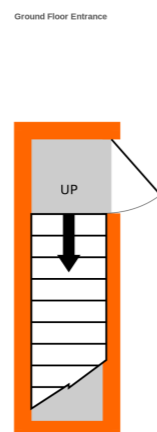
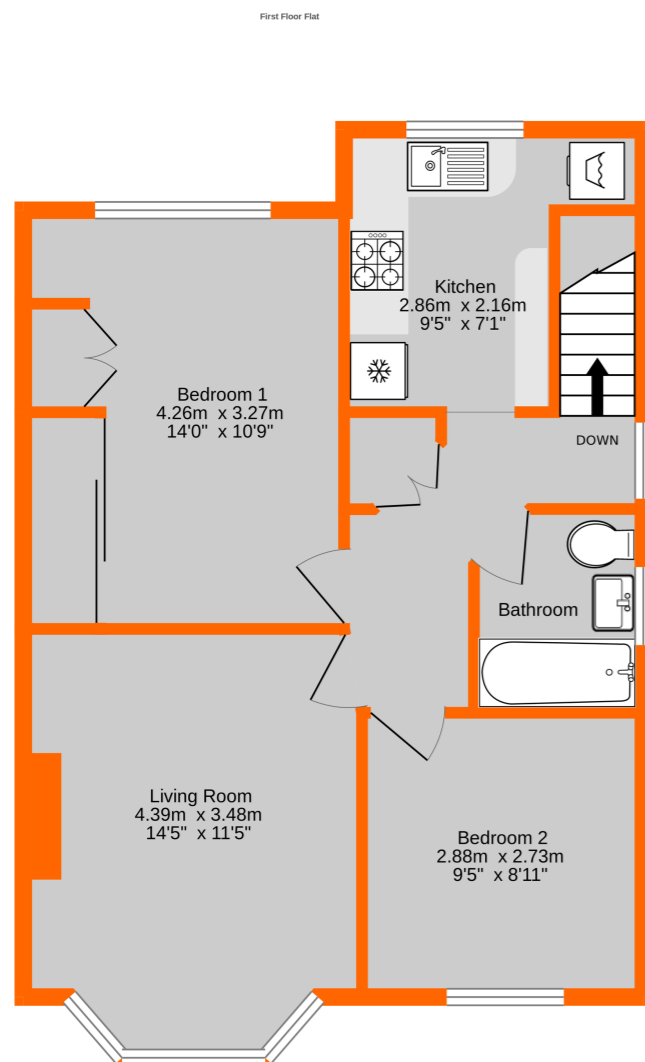


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 59.0 sq.m. (635 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

39 Mill Vale, Bromley, Kent BR2 0EN

£355,000 Share of Freehold

- Two Bedroom First Floor Maisonette.
- Living Room With Bay Window.
- Own Section Of Garden.
- About 0.5 Mile Shortlands Station.
- Cul-de-sac Position.
- White Suite Bathroom.
- Share of Freehold & Long Lease.
- Backing Onto Church House Gardens.

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 MAP Limited 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 Rent4sure Limited 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



39 Mill Vale, Bromley, Kent BR2 0EN

Splendid two bedroom first floor purpose built maisonette, in this cul-de-sac position, within walking distance of Bromley High Street with it's excellent range of amenities including The Glades Shopping Centre and Bromley South Station. Shortlands Station (Zone 4) is about 0.5 of a mile away and the property is a short walk from Queens Mead Recreation Ground and backs onto Church House Gardens, which both have a children's play area. Off the hallway are the living room with a bay window, the white suite bathroom and the kitchen, appointed with a range of vanilla coloured fitted wall and base units and drawers, laminate work surfaces and a breakfast bar. The hallway, living room and bedrooms have attractive engineered wood flooring and bedroom one has a range of wood effect fitted wardrobes to one wall. The property has an own section of garden with two areas of artificial grass and paved style concrete paths. This maisonette is offered with a Share of the Freehold and a long 999 year lease from 1983.

Location

Mill Vale is a cul-de-sac position off Glassmill Lane. The property backs onto Church House Gardens with it's pond and children's play area. Queensmead Recreation Ground is off Glassmill Lane and also has a children's play area. Shortlands Station (Zone 4) is about 0.5 of a mile away. Bromley High Street with a range of amenities including The Glades Shopping Centre, The Churchill Theatre and Bromley South Station with fast (about 17 minutes) and frequent services to London Victoria, can be accessed via Glassmill Lane and Church Road. Bromley North station is off Sherman Road and can be accessed via Church Road and East Street.



Ground Floor

Entrance

Front door to side of property, tiled floor and staircase to first floor

First Floor

Hallway

3.20m (max) x 3.10m reducing to 1.23m (4' 0") (10' 6" x 10' 2") Engineered wood flooring, fitted double coat/storage cupboard with double cupboard above, double glazed side window, access to loft with light, boarding and insulation via aluminium ladder, shoe cupboards at the top of the staircase

Living Room

4.39m into bay x 3.48m into alcoves (14' 5" x 11' 5") Double glazed front bay window, engineered wood flooring, radiator

Kitchen

2.86m x 2.16m (9' 5" x 7' 1") Double glazed rear window, vanilla coloured wall and base units and drawers, laminate worksurfaces, stainless steel sink and drainer with a chrome mixer tap, space for oven with extractor unit above, space for upright fridge/freezer, tiled floor, radiator, recess with plumbing/space for washing machine, storage and housing the Biasi boiler, breakfast bar, splashback tiling

Bedroom 1

4.26m x 3.27m including wardrobes (14' 0" x 10' 9") Double glazed rear window, radiator, engineered wood flooring, fitted wood effect shelved double wardrobe with double cupboard above, fitted wood effect fitted wardrobe with three sliding doors

Bedroom 2

2.88m x 2.73m (9' 5" x 8' 11") Double glazed front window, radiator, engineered wood flooring

Bathroom

2.05m x 1.71m (6' 9" x 5' 7") White suite of concealed cistern low level w.c. and rectangular wash basin with a chrome mixer tap having two drawers beneath, tiled walls and floor, bath with a chrome mixer tap/hand shower, radiator, double glazed side window

Outside

Own Rear Garden

8.56m x 4.03m (28' x 13') Paved style concrete path, two areas of artificial grass on two levels, tree, shrub border

Lease Details

Lease

999 Years from 4th June 1983 - To Be Confirmed

Maintenance

As and when required - To Be Confirmed

Agents Note

Agent's Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band C

