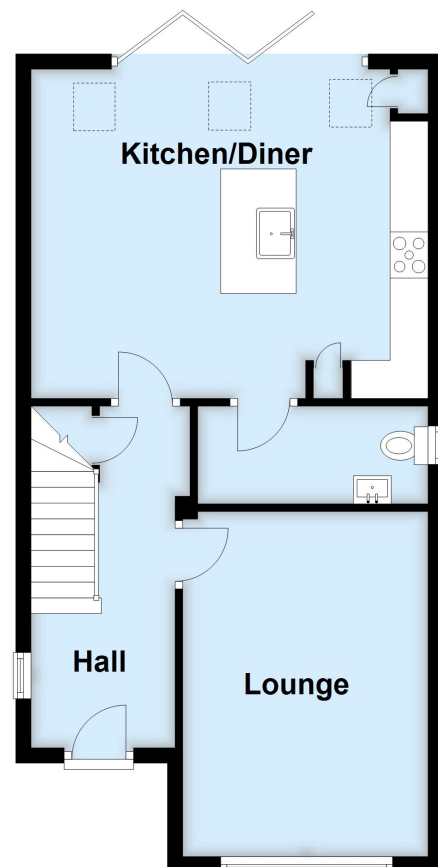


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

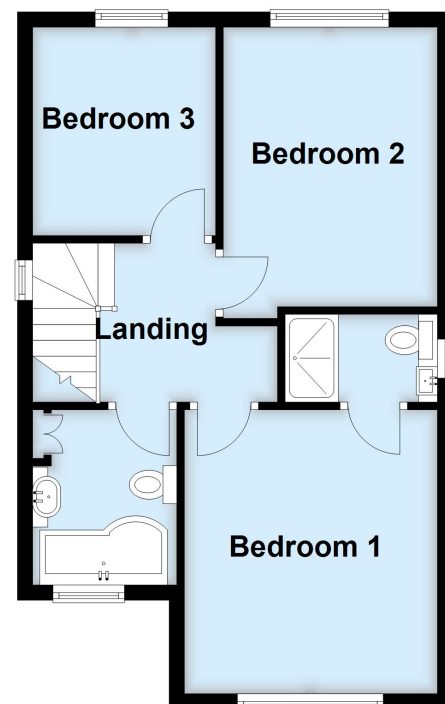
## Ground Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 95.0 sq. metres (1023.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
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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Viewing by appointment with our Petts Wood Office - 01689 606666

78a Brow Crescent, Orpington, Kent, BR5 4LP

Guide Price £550,000 Freehold

- Constructed in 2023
- Three Large Bedrooms
- Social Dining Kitchen
- Integrated Appliances
- Detached Family Home
- En-Suite Shower Room
- Island Kitchen
- Under Floor Heating



## 78a Brow Crescent, Orpington, Kent, BR5 4LP

This 2023 built detached family house comprises three generous bedrooms and an en-suite shower room off the main bedroom. There is a desirable social dining kitchen with island, a separate living room, spacious cloakroom and upstairs family bathroom. Benefits include luxury vinyl flooring with under floor heating on the ground floor, gas central heating, double glazed windows, bi-fold doors in the dining area, integrated kitchen appliances, cloakroom plumbed for washing machine, new home building warranty, Venetian blinds, recessed lighting, alarm system, plus bright and airy rooms. Outside you will note a manageable rear garden, newly planted evergreen trees, block-paved patio, side gate and paved frontage. The property is conveniently placed for amenities, nearby schools and transport links. Exclusive to PROCTORS. A CHAIN FREE PROPERTY

### Location

Brow Crescent is situated close to local amenities, nearby schools, bus links to the town centre and two mainline stations.



### Ground Floor

#### Entrance Hall

4.33m x 1.75m (14' 2" x 5' 9") Double glazed entrance door, double glazed window to side, recessed ceiling lights, deep under stairs, cupboard, under floor heating.

#### Lounge

4.40m x 3.12m (14' 5" x 10' 3") Double glazed bay window to front, Venetian blinds, under floor heating, room thermostat.

#### Dining Kitchen

5.13m x 4.22m (16' 10" x 13' 10") Double glazed bi-fold doors to rear aspect, three Velux ceiling lights, range of quality gloss grey wall and base cabinets, built-in electric oven, gas hob set in solid work surface, stainless steel splash back to extractor chimney, integrated fridge and freezer, pull-out larder drawers, island with inset side unit, integrated dishwasher, recycling drawer, recessed ceiling lights, under floor heating, room thermostat.

#### Cloakroom

2.97m x 1.13m (9' 9" x 3' 8") Double glazed window to side, hand wash basin on vanity unit, WC, plumbed for washing machine, extractor fan, under floor heating.

### First Floor

#### Landing

Double glazed window to side, access to loft, pull-down ladder, recessed ceiling lights, room thermostat.

#### Bedroom One

3.62m x 3.13m (12' 0" x 10' 3") Double glazed window to front, Venetian blinds, radiator.

#### En-Suite Shower Room

1.97m x 1.08m (6' 6" x 3' 7") Double glazed window to side, contemporary white suite comprising hand wash basin on gloss grey unit, back to cabinet WC, wall to wall shower, built-in controls, chrome heated towel rail, tiled interior, recessed ceiling lights, extractor fan.

#### Bedroom Two

3.50m x 2.62m (11' 6" x 8' 7") Double glazed window to rear Venetian blinds, radiator.

#### Bedroom Three

2.63m x 2.30m (8' 8" x 7' 7") Double glazed window to rear, Venetian blinds, radiator.

#### Family Bathroom

Double glazed window to front, white suite comprising 'P' shaped bath with shower screen, hand wash basin on gloss grey cabinet, back to cabinet WC, chrome heated towel rail, recessed ceiling lights, extractor fan, part tiled interior.

### Outside

#### Rear Garden

Block-paved patio areas, side gate, raised planter with newly-planted trees.

#### Frontage

Block-paved and corner frontage.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E