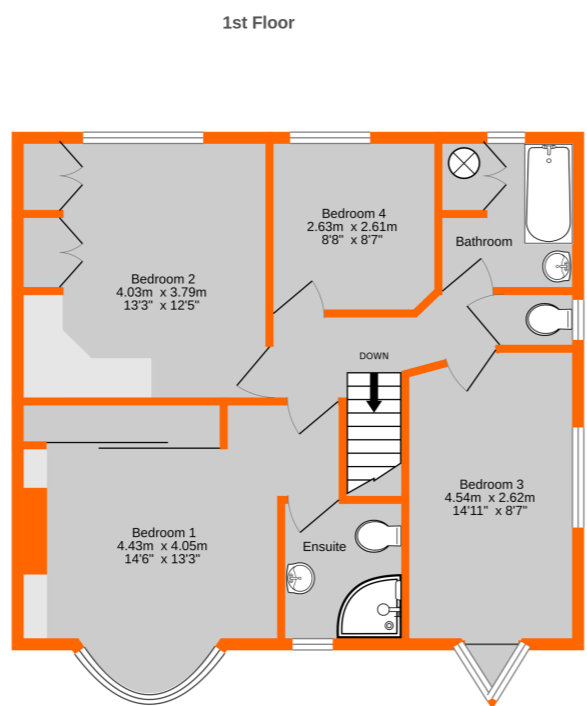
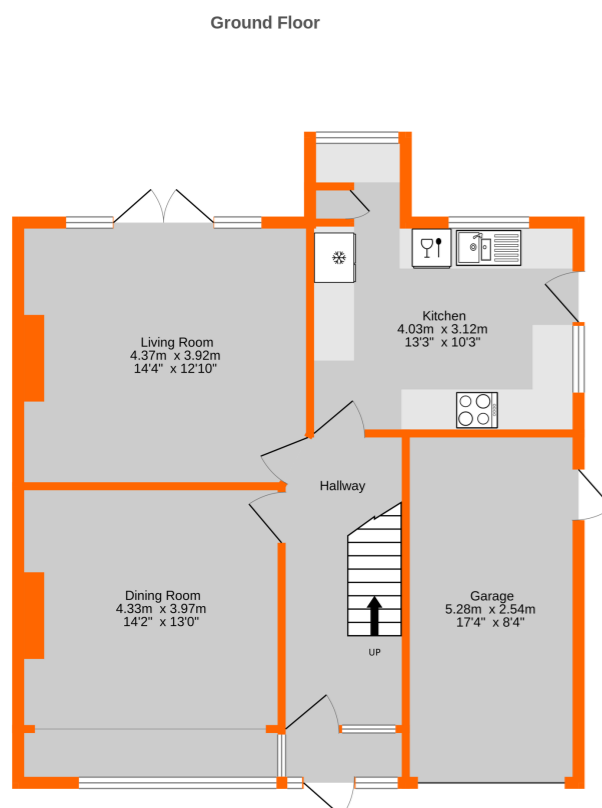


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage Sq.M Not included In Total Approx. Floor Area
TOTAL FLOOR AREA : 123.7 sq.m. (1331 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

22 Celtic Avenue, Bromley, Kent BR2 0RU

£825,000 Freehold

- Four Bedroom Semi Detached Home.
- Walking Distance Highfield Schools.
- Two Reception Rooms.
- White Bathroom & En Suite Shower.
- Quiet Cul-de-sac Position.
- 0.8 Mile Shortlands Station.
- Kitchen With Bosch Integrated Appliances.
- Attractive 123' Rear Garden.

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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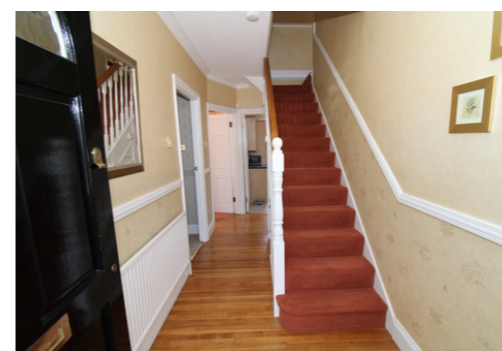


22 Celtic Avenue, Bromley, Kent BR2 0RU

Splendid four bedroom semi detached family home in this quiet cul-de-sac position, a short walk from the sought after Highfield Infant and Junior schools, 0.8 of a mile from Shortlands Station and 1.2 miles from Bromley South Station and High Street. Two reception rooms with the dining room having a coal effect gas fire and the kitchen is beautifully appointed with a good range of Howdens wood effect fitted units and drawers, granite work surfaces and various Bosch integrated kitchen appliances. The two larger bedrooms have fitted wardrobes, the main bedroom has a white en-suite shower room and there is a white suite family bathroom and separate w.c. off the landing. Gas fired heating with radiators, under floor heating to bedroom three and the en-suite shower room and double glazing. Attractive 123' rear garden with a paved terrace on two levels, laid mainly to lawn with established shrub borders and trees and a further timber decked terrace with a pergola over for summer dining. Garage approached via brick pavior drive providing parking for 2 cars. This property has extension potential subject to the necessary planning consents and there is a good size boarded loft.

Location

Celtic Avenue is a cul-de-sac off South Hill Road. The sought after Highfield Infant and Junior schools and Harris Primary Academy are within walking distance. Other local schools include Langley Park Secondary schools for boys and girls. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along St Mary's Avenue and Westmoreland Road with routes to Bromley High Street, about 1.2 miles away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Shortlands Station and shops in Shortlands Village are about 0.8 of a mile away.



Ground Floor

Entrance

Via enclosed porch with double glazed door and windows to front, tiled floor and part glazed front door to:

Hallway

4.74m x 1.81m (15' 7" x 5' 11") Radiator, oak strip flooring, under stairs cupboard housing gas and electric meters and consumer unit, coving, dado rail, front windows

Dining Room

4.33m x 3.97m into alcoves (14' 2" x 13' 0") Coving, radiator, double glazed front window, coal effect living flame gas fire with marble slips and hearth and a wooden fire surround

Living Room

4.37m into alcoves x 3.92m (14' 4" x 12' 10") Double glazed doors and windows to rear, radiator, picture rail, coving

Kitchen

4.03m x 3.12m plus recess 1.26m (4' 2") deep (13' 3" x 10' 3") Two double glazed windows to rear, double glazed side window and door, range of Howdens wood effect fitted wall and base units and drawers, granite work surfaces and upstand, Bosch ceramic hob with a stainless steel extractor unit above, Bosch stainless steel electric double oven and Bosch dishwasher, space for American style fridge/freezer, Franke stainless steel 1 1/2 sink and drainer cut into the granite, base unit with space for washing machine, tall storage unit, magic corner unit, bin unit, tiled floor, brushed steel ceiling downlights, wall unit housing Worcester boiler, two trays and four hole bottle rack, warm air plinth heater

First Floor

Landing

Split landing either side of staircase, access to good size boarded loft with lights via an aluminium ladder, coving, dado rail

Bedroom 1

4.43m into bay and including wardrobes x 4.05m into alcoves plus door recess 0.96m (3' 2") (14' 6" x 13' 3") Double glazed front bay window, radiator, coving, wood effect and mirror fronted fitted wardrobes with three sliding doors, matching three drawer bedside tables to alcoves and three high level storage units, door to:

En Suite Shower

2.08m x 1.67m (6' 10" x 5' 6") Double glazed front window, white suite of low level w.c., pedestal wash basin and corner tiled shower with a chrome shower and two sliding doors, tiled walls, white ladder style radiator, tiled floor with underfloor heating

Bedroom 2

4.03m x 3.79m including wardrobes (13' 3" x 12' 5") Double glazed rear window, radiator, coving, two double wood effect wardrobes and a desk with shelves and a double and single high level storage cupboard

Bedroom 3

4.54m x 2.62m (14' 11" x 8' 7") Double glazed oriel front window with a deep sill, double glazed side window, radiator, coving, wood effect laminate flooring with underfloor heating

Bedroom 4

2.63m x 2.61m (8' 8" x 8' 7") Double glazed rear window, coving, radiator

Bathroom

2.30m x 2.02m (7' 7" x 6' 8") White bath with a chrome shower over to one end and a chrome mixer tap, pedestal wash basin, radiator, white ladder style radiator, double airing cupboard housing hot water tank, tiled walls, tiled floor, chrome ceiling downlights, double glazed rear window

Separate W.C.

1.16m x 0.79m (3' 10" x 2' 7") Double glazed side window, white low level w.c., coving, part tiled walls up to the dado rail, tiled floor

Outside

Garage

5.28m x 2.54m (17' 4" x 8' 4") Side door, up and over door, light, power point, shelving to one end

Rear Garden

37.50m x 9.24m (123' x 30') Paved terrace to rear of house, brick path to side with gate to front, outside tap, steps down from terrace to further paved terrace with power points and garden laid mainly to lawn, established shrub borders and trees including an oak tree, timber decked terrace with pergola over with electric point, timber shed to rear of garden

Front Garden

Brick pavior driveway for two cars, lawn area, shrub/flower borders

Council Tax

London borough of Bromley - Band F