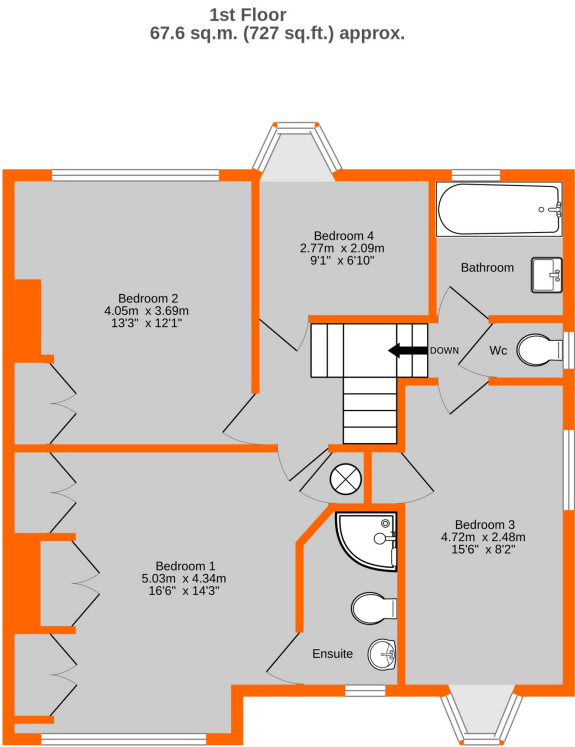
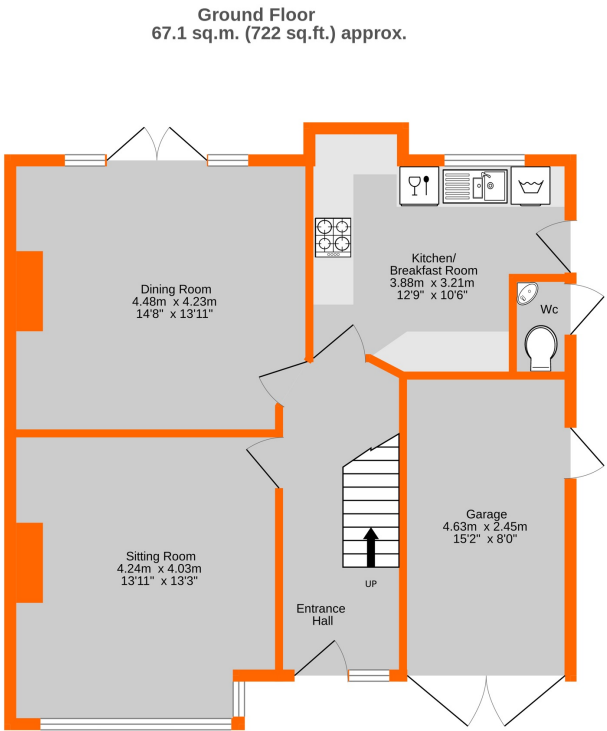


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	71
England, Scotland & Wales		
EU Directive 2002/91/EC		



Garage Sq.M Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 134.6 sq.m. (1449 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



Viewing by appointment with our Park Langley Office - 020 8658 5588

## 6 Celtic Avenue, Bromley BR2 0RU

### £885,000 Freehold

- Spacious FOUR bedroom semi detached
- Freshly re-decorated and CHAIN FREE
- Two generous reception rooms off hall
- Bathroom plus en suite to main bedroom
- Well located for popular Highfield School
- Quiet cul-de-sac with little passing traffic
- Modern fitted kitchen/breakfast room
- Lovely 32m (105ft) garden with large decking

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George Proctor & Partners trading as Proctors



**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 fee 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)

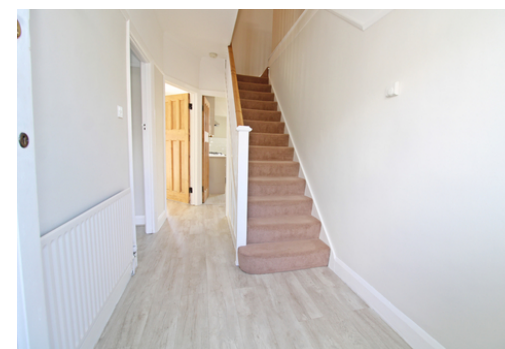


## 6 Celtic Avenue, Bromley BR2 0RU

Ideal FOUR BEDROOM semi detached house if you're looking for a CHAIN FREE purchase that's ready for buyers to move in with modern kitchen, well appointed bathroom and en suite to main bedroom. Replacement double glazing, recently updated boiler and attractive wood finish flooring with scope remaining for further improvements or extension, subject to planning permission and other necessary consents. Situated in a cul-de-sac with generous main rooms, large sunny garden enjoying southerly aspect, integral garage and driveway, this great family home enjoys easy access to HIGHFIELD SCHOOL and Harris Primary Academy at the bottom of Kingswood Road. Please contact our Park Langley office to arrange a viewing.

### Location

Celtic Avenue is a cul-de-sac off South Hill Road with a footpath at the head of the road exiting to St Mary's Avenue. Highfield school and Harris Primary Academy are in the vicinity with Langley Park Secondary schools just over a mile away, as the crow flies. Local shops are found on Westmoreland Road by the junction with Pickhurst Lane and bus services run along St Mary's Avenue and Westmoreland Road to Bromley High Street, about 1.2 miles away. Bromley South Station provides fast (about 18 minutes) and frequent services to London Victoria whilst Shortlands Station and shops are approximately 0.8 of a mile away.



### Ground Floor

#### Porch

quarry tiled step

#### Entrance Hall

4.84m x 1.84m max (15'11 x 6'0) includes recess and cupboard beneath stairs, radiator, windows beside and above front door

#### Sitting Room

4.24m x 4.03m max (13'11 x 13'3) handsome cast iron fireplace with tiled slips and wooden surround, picture rail, radiator, large double glazed window to front with side return

#### Dining Room

4.48m max x 4.23m (14'8 x 13'11) fireplace recess with surround, radiator, picture rail, double glazed windows beside and above doors to decking

#### Kitchen/Breakfast Room

3.88m max x 3.21m (12'9 x 10'6) base cupboards and drawers beneath work surfaces, inset 1½ bowl single drainer stainless steel sink with mixer tap, stainless steel cooker hood above 4-ring gas hob with electric oven beneath, integrated fridge, freezer and dishwasher, plus space for washing machine, wall tiling, eye level units, kickboard electric heater, double glazed window to rear

### First Floor

#### Landing

3.62m max x 1.9m (11'11 x 6'3) split level with hatch to loft

### Bedroom 1

5.03m max x 4.34m max (16'6 x 14'3) includes fitted wardrobes, recess by door with cupboard housing insulated hot water cylinder, radiator, double glazed window to front

### En Suite Shower Room

2.71m max x 1.5m max (8'11 x 4'11) corner tiled shower cubicle with curved sliding doors, pedestal wash basin, white low level wc, wall tiling, chrome heated towel rail, double glazed window to front

### Bedroom 2

4.05m x 3.69m max (13'3 x 12'1) includes shallow double cupboard, radiator, double glazed window to rear

### Bedroom 4

2.77m x 2.09m (9'1 x 6'10) radiator, double glazed oriel bay window to rear with deep sill

### Bathroom

2.97m max x 1.9m max (9'9 x 6'3) white panelled bath with mixer tap having built-in shower over with fixed overhead shower and hand shower plus glazed folding screen, low level wc, wash basin with mixer tap having cupboard beneath, LED backed mirror, wall tiling, chrome heated towel rail, double glazed windows to side and rear

### Bedroom 3

4.72m x 2.48m (15'6 x 8'2) plus built in cupboard, picture rail, radiator, double glazed windows to side and oriel bay window to front

### Outside

#### Front Garden

area of lawn and shrub planting beside driveway parking leading to garage

#### Garage

4.63m x 2.45m (15'2 x 8'0) accessed via double doors with glazed inserts, Worcester wall mounted boiler for central heating (installed 05.09.23), door to side

#### Rear Garden

about 32m x 9.9m (105ft" x 32'6) full width decking enjoying southerly aspect with steps to lawn, planting and shrubbery either side, brick paved sun trap and pergola plus summerhouse to far end, path beside house with gate to front, water tap and outside WC with high level wc and wash basin

### Additional Information

#### Council Tax

London Borough of Bromley - Band F  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)