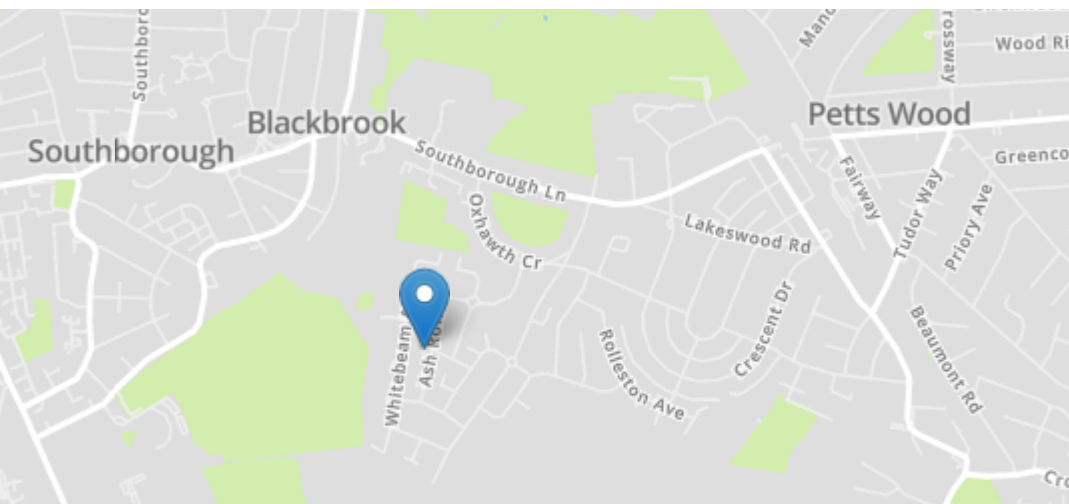




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	58	75
	EU Directive 2002/91/EC	



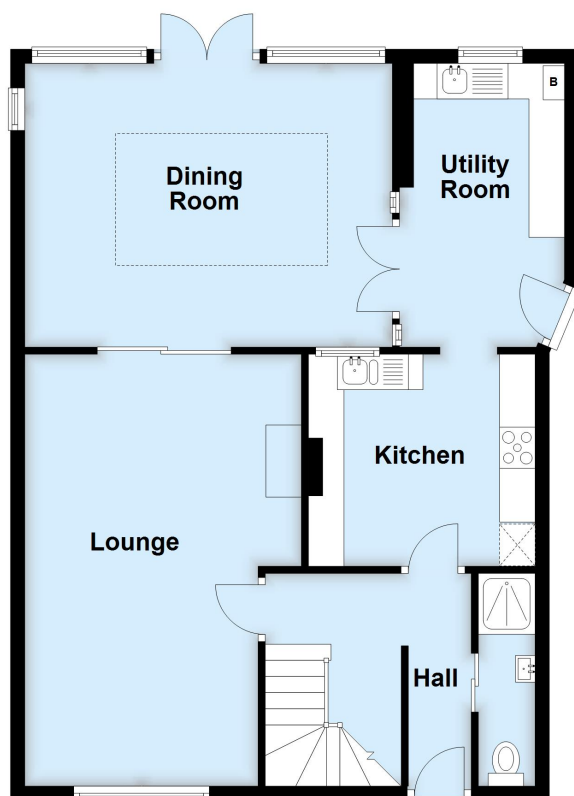
Viewing by appointment with our Petts Wood Office - 01689 606666

34 Ash Row, Bromley, Kent, BR2 8DY

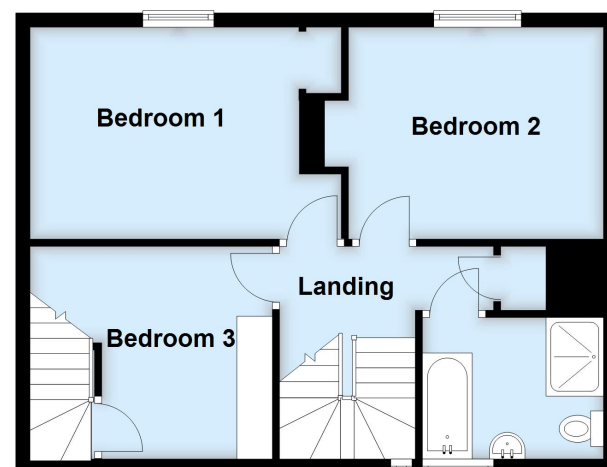
Offers in Excess of £530,000 Freehold

- Spacious Family Home
- Double Aspect Lounge
- Shower Room/Cloakroom
- Large Utility Room
- Three Double Bedrooms
- 2024 Fitted Kitchen
- Dining Conservatory
- Private Driveway

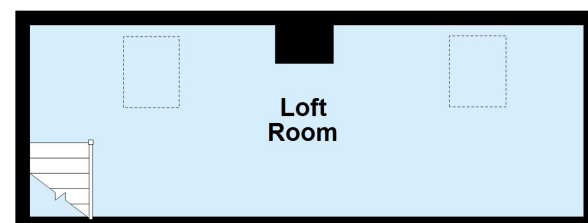
Ground Floor
Approx. 74.6 sq. metres (802.7 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.6 sq. feet)



Second Floor
Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 144.7 sq. metres (1557.7 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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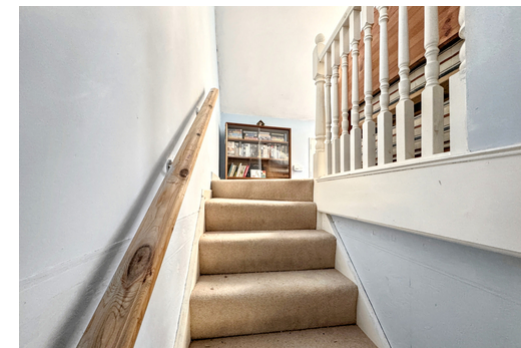
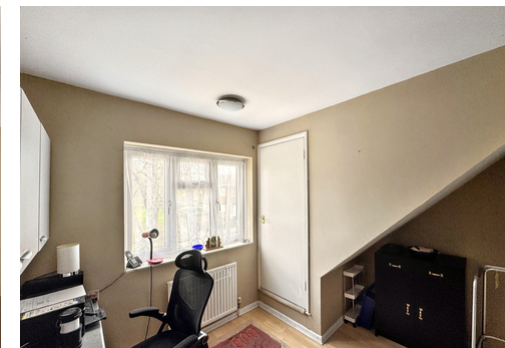


34 Ash Row, Bromley, Kent, BR2 8DY

A deceptively spacious inner terraced house offering well-planned family accommodation. The property is situated on the Petts Wood borders within walking distance of Petts Wood mainline station, the town centre for an array of amenities, reputable nearby schools, local transport links serving Bromley and Orpington (R3, R7, 208 buses) and plenty of open green spaces. There are three double bedrooms on the first floor, a spacious double aspect lounge, an impressive dining conservatory with a solid roof and roof lantern, a sizeable utility room, wet room shower/cloakroom off the hall, useful loft space with Velux windows and family bathroom with additional shower. The stylish gloss grey kitchen and shower room were fitted in 2024. There is a fixed staircase leading from bedroom three to the loft area. Benefits include double glazing, gas central heating, rear garden and patio, interior side entrance and private driveway. EXCLUSIVE TO PROCTORS.

Location

Ash Row is situated in the Southborough area of Bromley on the Petts Wood borders.



Ground Floor

Entrance Hall

Double glazed entrance door, deep storage cupboard, radiator cabinet, under stairs meter cupboard.

Wet Room Shower/Cloakroom

Double glazed window to side, W.C., hand wash basin, wet room shower.

Lounge

5.96m x 3.78m (19' 7" x 12' 5") Double glazed window to front, feature fireplace surround, electric-glow fire, radiator cabinet, patio doors to dining conservatory, wall lights.

Kitchen

3.10m x 2.85m (10' 2" x 9' 4") Double glazed window to rear, range of gloss grey wall and base cabinets, built-in fan assisted oven, separate grill oven, gas hob unit set in worktop, extractor hood, one and a half bowl sink unit, recessed ceiling lights, alcove shelves, pelmet lighting, archway to utility room.

Utility Room

3.82m x 2.13m (12' 6" x 7' 0") Double glazed window to rear, range of coordinated gloss grey wall and base cabinets, single sink unit, plumbed for washing machine and dishwasher, space for tumble dryer, radiator, recessed ceiling lights, glazed French doors to dining conservatory, door to side entrance.

Dining Conservatory

5.24m x 3.98m (17' 2" x 13' 1") Double glazed French doors and windows to rear, double glazed roof lantern with opening and pendant lights, wall lights.

First Floor

Landing

Double glazed window to front, built-in linen cupboard.

Bedroom One

3.28m x 2.85m (10' 9" x 9' 4") Double glazed window to rear, radiator cabinet, reading lights, fitted wardrobes.

Bedroom Two

3.66m x 2.85m (12' 0" x 9' 4") Double glazed window to rear, radiator, recessed cupboard.

Bedroom Three

3.19m x 2.93m (10' 6" x 9' 7") Double glazed window to front, radiator, door to re-modelled loft space with inner stairs.

Loft Space

7.68m x 2.57m (25' 2" x 8' 5") Two double glazed Velux windows to rear aspect, ample eaves storage cupboards. Fixed staircase via doorway.

Family Bathroom with Shower

2.47m x 1.95m (8' 1" x 6' 5") Double glazed window to front, white suite comprising bath, hand wash basin, W.C., large shower cubicle, drench shower, recessed ceiling lights, extractor fan, chrome heated towel rail.

Outside

Rear Garden

Patio area, laid to lawn, garden shed.

Frontage

Private driveway with parking for two cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D