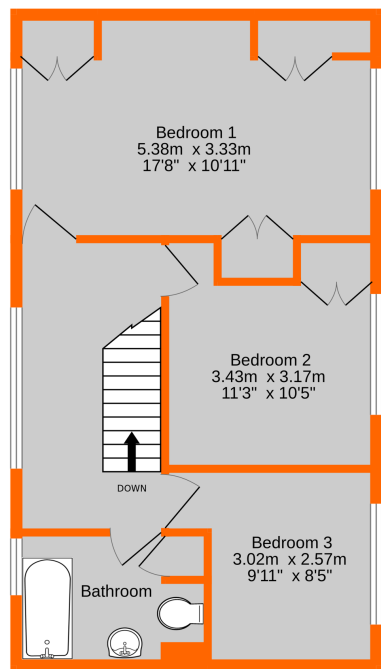
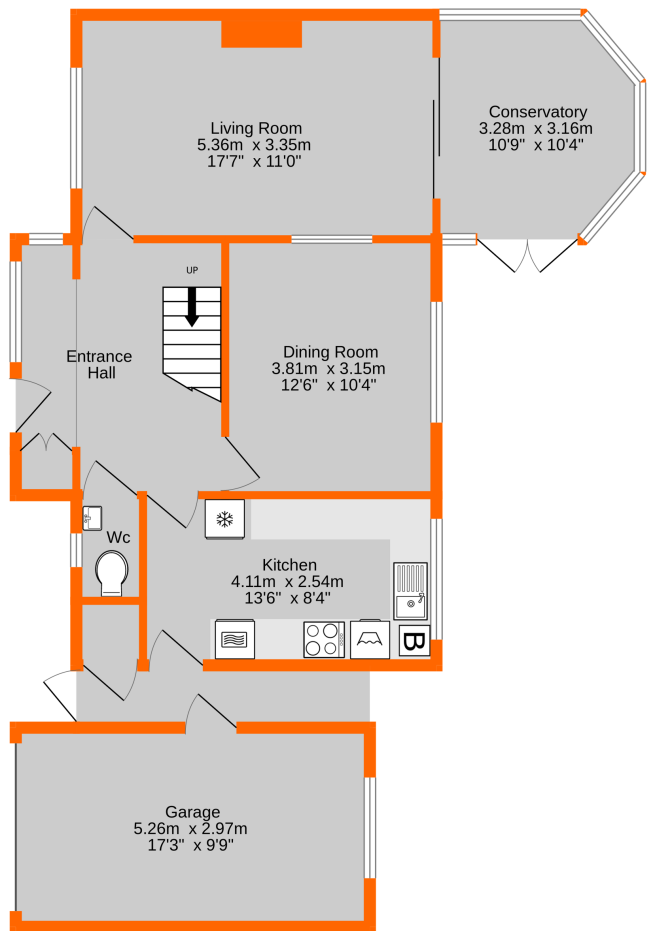


Ground Floor
64.2 sq.m. (691 sq.ft.) approx.

1st Floor
51.8 sq.m. (557 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 116.0 sq.m. (1248 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 West Wickham Office - 020 8460 7252

7 Cheriton Avenue, Bromley, Kent BR2 9DL

Chain Free £725,000 Freehold

- Three Bedroom Detached Home.
- Dining Room & Conservatory.
- White Suite Bathroom.
- Garage & Parking One Vehicle.
- 17' 7" x 11' Living Room.
- Kitchen & White Suite Cloakroom.
- 55' x 49' South Facing Garden.
- Extension Potential S.T.P.P.

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7 Cheriton Avenue, Bromley, Kent BR2 9DL

Chain Free three bedroom 1960's built detached family home, enjoying a 55' x 49' southerly facing rear garden and having potential to be extended into a larger family home, subject to the necessary planning consents. Two reception rooms with the 17' 7" living room having double glazed patio doors to the double glazed conservatory. Off the hallway are the white suite cloakroom and the kitchen. The bathroom is appointed with a white suite, bedroom one has fitted wardrobes and bedrooms one and two have a built in double wardrobe. Gas fired heating with radiators and double glazing. Garage and driveway for one vehicle. Rear garden laid mainly to lawn with shrub borders and trees, including an Acer and Camellia. Modernisation required including reappointing the kitchen, bathroom and cloakroom and redecorating the property.

Location

Cheriton Avenue runs between Hayesford Park Drive and Cameron Road and this property is about 0.8 of a mile from Bromley High Street, with The Glades Shopping Centre, various restaurants and Bromley South Station with fast (about 18 minutes) and frequent services to London. Bus services pass along Cameron Road. Local schools include Ravensbourne Secondary and Pickhurst Infant and Junior schools. There are shops in the precinct off Letchworth Drive and also at the junction of Westmoreland Road and Pickhurst Lane. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance

Via double glazed front door to hallway

Entrance Hall

3.76m x 3.10m (12' 4" x 10' 2") Double glazed front window and small double glazed side window, double radiator, louvre fronted double coat cupboard, coving, staircase to first floor

Cloakroom

1.75m x 0.99m (5' 9" x 3' 3") Double glazed front window, white part tiled walls, white low level w.c. and white wash basin, radiator, high level double storage cupboard

Living Room

5.36m x 3.35m (17' 7" x 11' 0") Double glazed front window, two double radiators, coving, double glazed patio doors to:

Double Glazed Conservatory

3.28m x 3.16m (10' 9" x 10' 4") Double glazed windows to three sides and double glazed doors to garden

Dining Room

3.81m x 3.15m (12' 6" x 10' 4") Double glazed rear window, radiator, coving, window to living room, serving hatch to:

Kitchen

4.11m x 2.54m (13' 6" x 8' 4") Double glazed rear window, wall mounted Vaillant boiler, granite effect work surface, stainless steel sink and drainer, space for fridge and fridge/freezer, plumbing/space for washing machine, built in Belling ceramic hob with a Creda extractor canopy above, built in AEG electric double oven, range of wall and base units and drawers, radiator, wall tiling between wall units and work surface, ceiling downlights, cupboard housing consumer unit and electric meter, double glazed door to:

Covered Side Access

Double glazed door to front, outside storage cupboard, opening to garden, part glazed door to garage

First Floor

Landing

4.40m x 1.96m reducing to 0.92m (3' 0") (14' 5" x 6' 5") Double glazed front window, radiator, coving, access to loft

Bedroom 1

5.38m x 3.33m including fitted wardrobes (17' 8" x 10' 11") Double glazed front and rear windows, double radiator, coving, built in double wardrobe cupboard, two double fitted wardrobes with four double high level storage cupboards above to one wall

Bedroom 2

3.43m reducing to 2.67m (8' 9") plus built in double wardrobe x 3.17m (11' 3" x 10' 5") Double glazed rear window, radiator, coving, built in double wardrobe

Bedroom 3

3.02m x 2.57m plus door recess (9' 11" x 8' 5") Double glazed rear window, radiator

Bathroom

2.57m x 2.01m (8' 5" x 6' 7") Double glazed front window, white suite of bath with a chrome mixer tap (tap requires replacing) pedestal wash basin with a chrome mixer tap and low level w.c., coving, tiled walls, chrome ladder style radiator, linen cupboard with slatted shelves

Outside

Rear Garden

17.00m x 15.10m (55' x 49') Laid mainly to lawn, green house, shrub borders and trees including an Acer and Camellia, outside tap, crazy paved path to rear of house

Front Garden

Brick pavior driveway for one vehicle and path to front, shrub border, lawn area, Camellia

Garage

5.26m x 2.97m (17' 3" x 9' 9") Up and over door, rear window, lights, power point

Additioanal Information

Council Tax

London Borough of Bromley - Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage