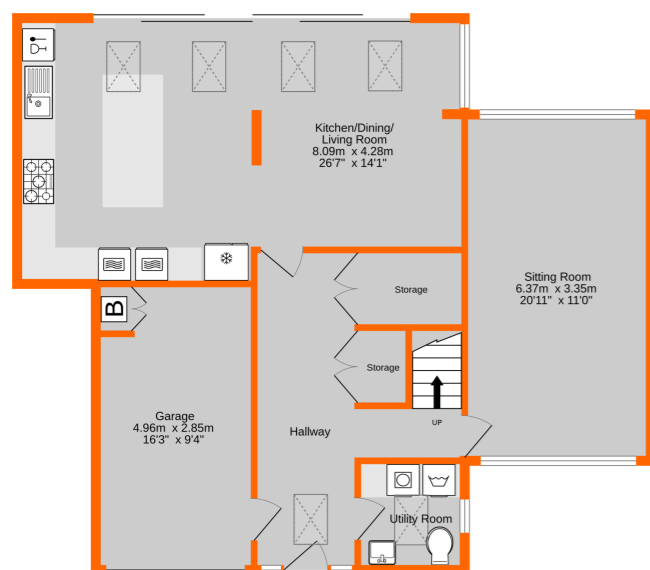


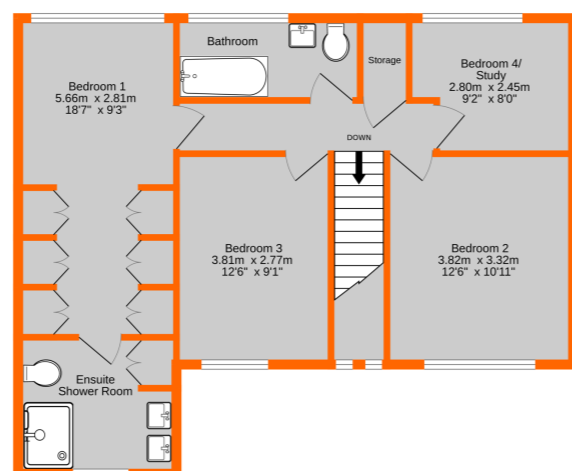
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	84
		EU Directive 2002/91/EC	



Ground Floor
94.0 sq.m. (1012 sq.ft.) approx.



First Floor
68.3 sq.m. (735 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 162.3 sq.m. (1747 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



Viewing by appointment with our West Wickham Office - 020 8460 7252

31 Cheriton Avenue, Bromley, Kent BR2 9DL

CHAIN FREE £875,000 Freehold

- Beautifully Presented & Extended.
- Bathroom and En Suite Shower Room.
- Four Bedroom Detached.
- Convenient For Pickhurst Schools.
- Impressive Kitchen/Dining/Living Room.
- Integrated Garage & Parking.
- Separate Sitting Room.
- Utility Room/Cloakroom.

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

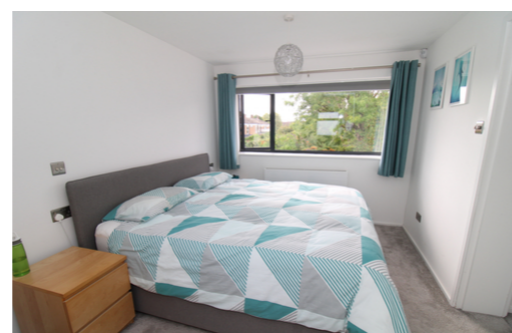


31 Cheriton Avenue, Bromley, Kent BR2 9DL

Fabulous, beautifully presented and extended four bedroom detached house, situated in this enviable road, about 0.9 of a mile from Bromley South Station and in a convenient location for the sought after Pickhurst Infant and Junior schools. Fantastic 26' x 14' open plan kitchen/dining/living room with a substantial island unit with ample storage beneath and quartz work surface over. Tastefully appointed with two built in AEG ovens, an AEG microwave oven and a grill oven. Off the hallway there is a useful utility room with wall hung vanity, w.c. and space for washing machine and tumble dryer. Upstairs there are four bedrooms, three of which are double, with the principle suite having an area of built in wardrobes providing a dressing area leading to an en suite shower room with double wall hung vanity and walk in shower. Gas fired heating with radiators to the bedrooms, underfloor heating to the ground floor accommodation, the bathroom and en suite shower room. Integrated garage and brick pavior driveway, providing parking for two cars.

Location

Cheriton Avenue runs between Hayesford Park Drive and Cameron Road and this property is on the right hand side of the road, if approaching from Hayesford Park Drive. Bromley High Street is about 0.9 of a mile away with The Glades Shopping Centre, The Churchill Theatre, various restaurants, coffee shops 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 Pickhurst Lane and Westmoreland Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley)



Ground floor

Entrance

Aluminium panelled front door having obscure glass panels to either side

Hallway

5.66m x 2.20m (18' 7" x 7' 3") Velux double glazed window to front, Porcelain tiled floor with underfloor heating, two deep storage cupboards with double doors, with hanging space and shelving and housing the electric meter and solar panel meter.

Utility Room

1.85m x 1.69m (6' 1" x 5' 7") Double glazed aluminium window to side, low level w.c., wall hung vanity unit with ceramic sink and two drawers beneath, space/plumbing for washing machine and tumble dryer with single cupboard and laminate work surface over, Velux double glazed window to front, underfloor heating and extractor fan, tiled floor.

Kitchen/Dining/Living Room

8.09m x 4.28m (26' 7" x 14' 1") Fabulous entertaining space with ceramic tiled floor with underfloor heating, impressive double glazed sliding doors with teal electric blinds leading to the garden. Four double glazed electronically operated Velux windows to the rear, full length picture window to side with teal electric blind. Kitchen:- Superbly appointed with graphite coloured fitted wall and base units with quartz work surfaces above. Island unit with space for a wine fridge and with three double door cupboards with shelving to one side and a mix of drawers to the other. Two built in AEG ovens, AEG built in microwave and AEG grill oven, space for American style fridge/freezer, two single pull out larder cupboards and space for dishwasher, large stainless steel Grohe sink with drainer and chrome mixer tap, AEG four ring induction hob with additional gas burner and Stoves stainless steel extractor fan above, teal alusplash splashbacks behind

Sitting Room

6.37m x 3.35m (20' 11" x 11' 0") Double glazed aluminium windows to front and rear, underflooring heating

First Floor

Landing

Two aluminium double glazed windows to front, storage cupboard with shelves and light

Bedroom 1

5.66m x 2.81m (18' 7" x 9' 3") Aluminium double glazed window to rear with double radiator beneath, dressing area with a range of gloss grey fitted wardrobes to either side having eight grey doors and two mirrored doors with an excellent choice of hanging space, drawers and shelving, door to:

En Suite Shower Room

2.79m x 2.47m (9' 2" x 8' 1") Aluminium double glazed window to front. Two door deep storage cupboard with shelving, white suite comprising of low level w.c., double wall mounted vanity unit with double Cortese stone composite sinks and Vitra chrome mixer taps with tiles above, chrome heated towel rail and two shaver points, walk in shower with sliding glass doors and recessed shelf, overhead chrome shower with separate hand shower attachment, porcelain floor tiles and mainly tiled walls.

Family Bathroom

3.37m x 1.47m (11' 1" x 4' 10") Aluminium double glazed window to rear, underfloor heating, white suite comprising bath with tiled panels in "sea grass", chrome shower and chrome mixer tap, folding glass shower screen, large wall mounted vanity unit with white gloss sink above and two generous drawers beneath, chrome mixer tap and tiled splashback above, wall mounted tall storage cupboard with shelves, ceramic floor tiles and partly tiled walls, chrome heated towel rail

Bedroom 2

3.82m x 3.32m (12' 6" x 10' 11") Aluminium double glazed window to front with radiator beneath.

Bedroom 3

3.81m x 2.77m (12' 6" x 9' 1") Aluminium double glazed aluminium window to front, double radiator.

Bedroom 4/Study

2.8m x 2.45m (9' 2" x 8' 0") Aluminium double glazed window to rear with double radiator beneath.

Outside

Rear Garden

13.41m x 10.13m (44' 0" x 33' 3") level area of lawn with mature shrub borders, wonderful plum tree and further area of patio to the rear, timber summerhouse, covered side access with wooden door to front, outside power points and outside tap.

Integrated Garage

4.96m x 2.85m (16' 3" x 9' 4") Electric up and over door, cupboard housing the Viessmann combination boiler, power and light, water tap

Front Garden

Brick pavior drive with parking for two cars, brick pavior path to two sides, area of lawn with shrub borders, bin storage with power point and gas meter to the other side.

Additional Information

Council Tax

London Borough of Bromley - Band F

Agents Note

There are solar panels to the rear roof. These were installed by the previous owner and have been paid for. The current owners receive a feed in tariff from EON Next every quarter, in the region of £670 between September 2023 and September 2024.