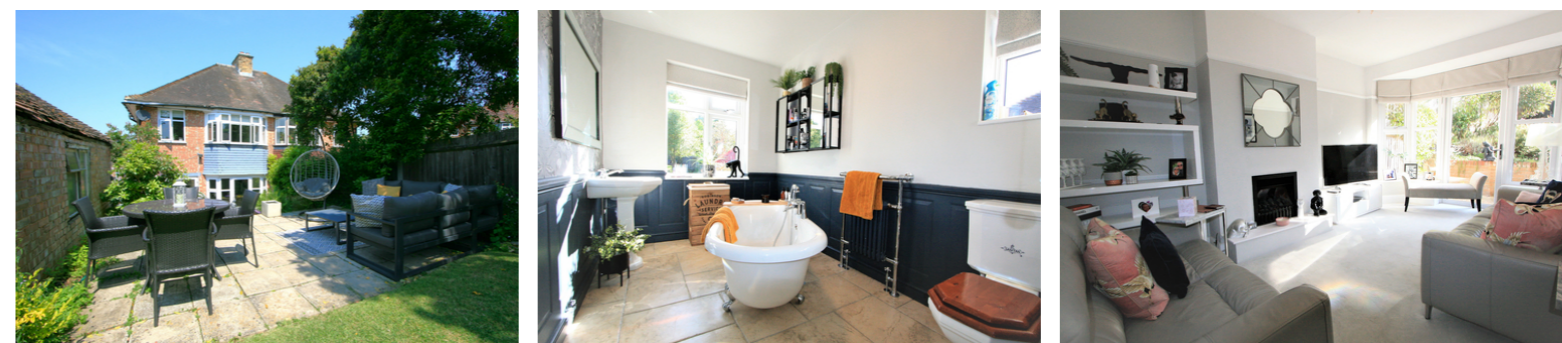


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



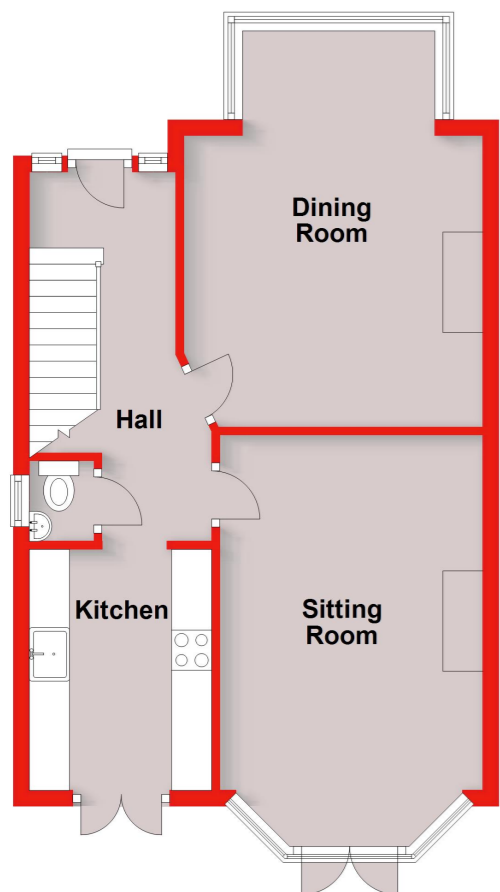
Viewing by appointment with our Bromley Office - 020 8460 4166

58 Leamington Avenue, Bromley, Kent BR1 5BL

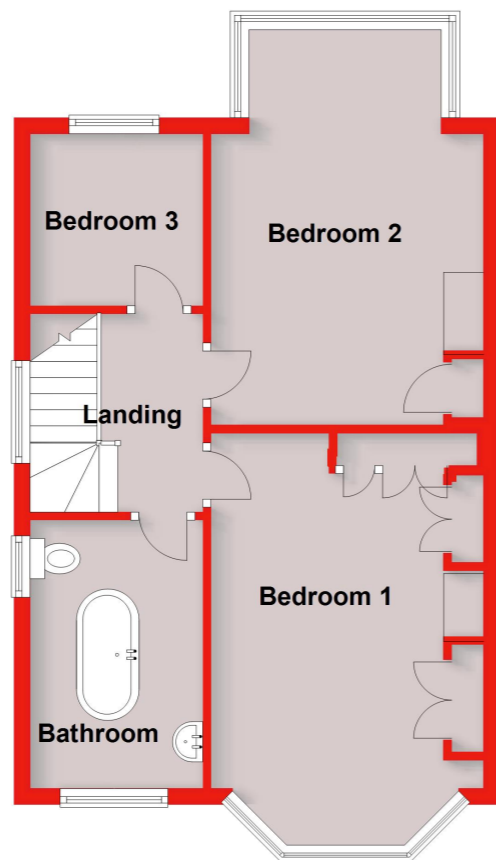
Guide Price £645,000 Freehold

- Beautifully Presented Semi-Detached
- 2 Spacious Receptions
- Part Double Glazing/ Gas C/H
- Beautiful 140' Rear Garden
- 3 Bedrooms
- Stylish Bathroom
- Modern Kitchen
- Garage, EPC Rating E

Ground Floor
 Approx. 47.3 sq. metres (508.7 sq. feet)



First Floor
 Approx. 48.1 sq. metres (517.9 sq. feet)



Total area: approx. 95.4 sq. metres (1026.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate.
 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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for 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

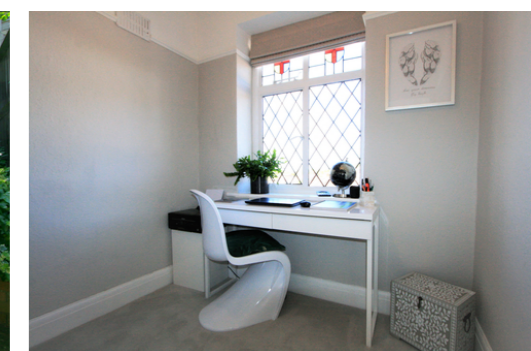
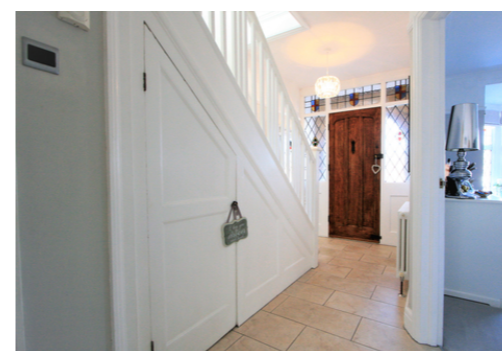


58 Leamington Avenue, Bromley, Kent BR1 5BL

This is a beautifully presented larger style semi-detached house situated on the popular 'Links' estate. Accommodation comprises, 3 bedrooms, 2 spacious reception rooms, modern kitchen with appliances, delightful family bathroom and hall cloakroom. The property features gas fired central heating via radiators and part sealed unit double glazing. Outside, is a lovely south facing rear garden extending to around 140' and a garage accessed via a shared driveway to the side.

Location

Located at the top end of Leamington Avenue near to the junction with Portland Road. The nearest railway station is Grove Park serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. This can be reached via a public footpath located at the bottom end of Portland Road which takes through Chinbrook Meadows. Local shops are available in Burnt Ash Lane, including a library and a branch of Lidl.



Ground Floor

Entrance Hall

Entered via recessed porch, oak front door with leaded flanking windows, tiled floor, understairs housing electric meter, column radiator.

Hall Cloakroom

Window to side, low level w.c., corner hand basin, tiled floor and walls.

Dining Room

4.93m x 3.73m (16' 2" x 12' 3") Bay to front with leaded and stained glass windows, coal effect gas fire with ornate marble surround, radiator.

Sitting Room

5.120m x 3.280m (16' 10" x 10' 9") Double glazed bay to rear, coal effect gas, radiator.

Kitchen

3.0m x 2.27m (9' 10" x 7' 5") Gloss fronted wall and base units, granite work top, under unit lighting, stainless steel sink, gas hob, built-in oven, integrated dishwasher (half size), washing machine, fridge and freezer, gas boiler with programmer, tiled floor, double glazed casement doors to rear.

First Floor

Landing

Double glazed window to side, access to loft.

Bedroom 1

4.49m x 3.40m (14' 9" x 11' 2") Double glazed bay to rear, fitted wardrobes to 2 walls, radiator.

Bedroom 2

4.94m x 3.40m (16' 2" x 11' 2") Bay to front with leaded and stained glass windows, built-in storage cupboard, radiator.

Bedroom 3

2.14m x 2.20m (7' 0" x 7' 3") Leaded windows to front, radiator.

Bathroom

White suite comprising, roll top bath with mixer taps and shower attachment, low level w.c., pedestal hand basin, tiled floor, column radiator and towel rail, double glazed windows to rear and side.

Outside

Garden

Approximately 42.60m (140'). Beautiful south facing rear garden with 2 tiered lawns, shrub borders, patio, gate to opening onto shared driveway and 1.78m (5'8") side way with gate to front.

Garage

Up and over door, accessed via shared drive.

Council Tax

London Borough of Bromley Band E
£2382.98 for 2024/25

