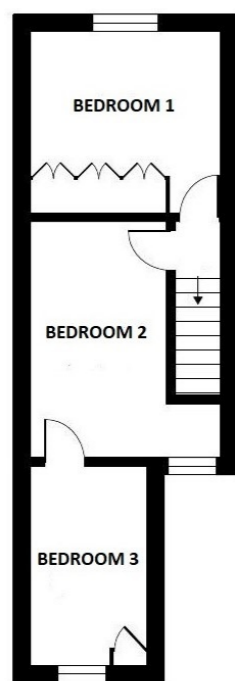
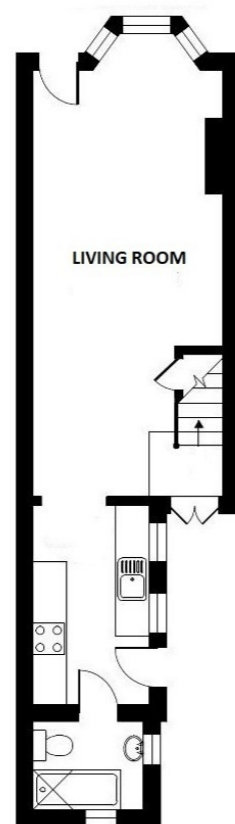


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA
 774 Sq.M. (71.95sq.Ft)



Viewing by appointment with our Bromley Office - 020 8460 4166

31 Heathfield Road, BROMLEY BR1 3RN

£450,000 Freehold

- Charming Victorian Semi-Detached
- 3 Bedrooms
- Fitted Kitchen with Appliances
- Double Glazing, Gas C/H
- Very Well Presented
- Through Reception Room
- Ground Floor Bathroom
- Popular Location, EPC Rating D

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 MAP Limited 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 Rent4sure Limited 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 Heathfield Road, BROMLEY BR1 3RN

Proctors Bromley office are delighted to offer this charming semi-detached Victorian house situated in a popular cul-de-sac of similar period properties. The property is immaculately presented and offers accommodation comprising, to the ground floor, a through living room, a fitted kitchen with appliances, and a bathroom with white suite. To the first floor are 3 good size bedrooms, bedroom 1 with fitted wardrobes. Please note that bedroom 3 is accessed through bedroom 2 and could be converted into an en-suite bathroom if so desired. There is sealed unit double glazing and gas fired central heating via a modern combination boiler which was installed in 2021. Outside is a paved rear garden with large garden shed. A gate provides side access to the front.

Location

Situated in the cul-de-sac section of Heathfield Road, convenient for local amenities, including bus services to Bromley on London Road, local shops in Warner Road and College Road, and Parish Primary school in London Lane. The nearest railway station is Sundridge Park, serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



Ground Floor

Living Room

8.20m into bay x 3.41m (26' 11" x 11' 2") Double glazed bay windows to front and casement doors to rear, fireplace opening with tiled hearth, cupboard housing electric meter, understairs cupboard, 2 radiators, staircase to first floor, door to:-

Kitchen

3.70m x 2.08 m (12' 2" x 6' 10") White wall and base units, work tops, ceramic sink and drainer, built-in under unit double oven, Bosch washing machine, fridge/freezer, tiles splashbacks, radiator, 2 double glazed windows to side, double glazed door to side, door to:-

Bathroom

White suite comprising, panelled bath with 'Mira' shower over, folding shower screen, low level w.c., pedestal hand basin, tiled walls, radiator, double glazed window to rear and side.

First Floor

Stairhead Landing

Access to insulated and part boarded loft with pull down ladder.

Bedroom 1

3.26m including wardrobes x 3.42m (10' 8" x 11' 3") Double glazed window to front, fitted wardrobes, fireplace surround, radiator.

Bedroom 2

4.22 m x 3.42m max (13' 10" x 11' 3") Double glazed window to rear, radiator, door to:-

Bedroom 3

3.57 m x 2.12 m (11' 9" x 6' 11") Double glazed window to rear, cupboard housing Vaillant gas fired combination boiler (installed 2021) and programmer, radiator.

Outside

Garden

Approximately 8.5 m plus side return x 4.50 m (28' x 14' 9") Paved, outside tap, garden shed, gate to shared side access.

Council Tax

London Borough of Bromley Band D £1842.19 for 2023/4

