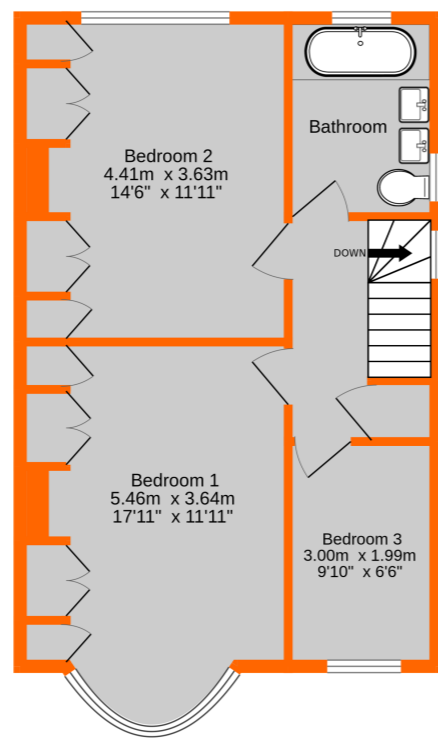
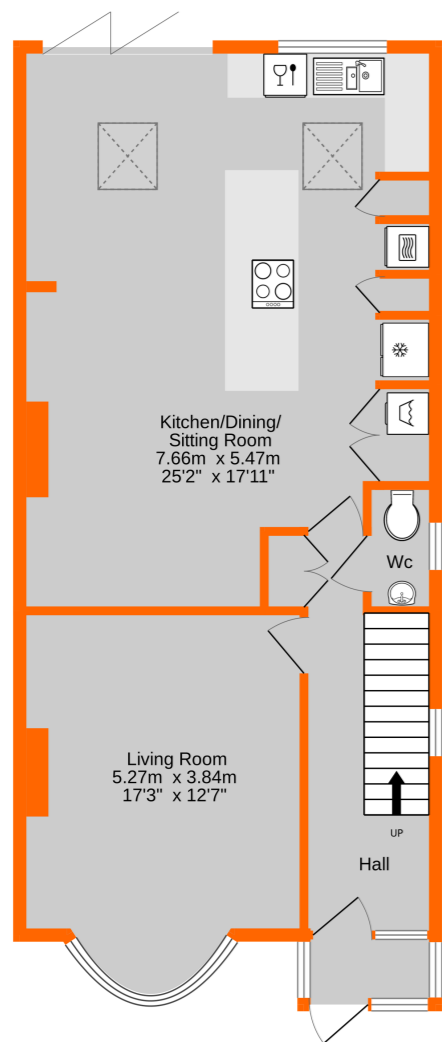


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
70.4 sq.m. (758 sq.ft.) approx.

First Floor
50.6 sq.m. (544 sq.ft.) approx.



TOTAL FLOOR AREA : 121.0 sq.m. (1302 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplex ©2023



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

18 Queen Anne Avenue, Bromley, Kent BR2 0SB

£780,000 Freehold

- Three Bedroom Semi Detached House.
- Convenient Number Local Schools.
- Superb Kitchen/Dining/Sitting Room.
- Fitted Wardrobes To Larger Bedrooms.
- 0.3 Mile Bromley South Station.
- Delightful 17' 3" Living Room.
- White Suite Cloakroom & Bathroom.
- 56' Rear Garden.

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



18 Queen Anne Avenue, Bromley, Kent BR2 0SB

Beautifully presented, extended three bedroom semi detached family home, about 0.3 OF A MILE FROM BROMLEY HIGH STREET and BROMLEY SOUTH STATION (with fast and frequent services to London Victoria) and in a convenient location for a number of sought after local schools, including Highfield Infant and Juniors, St Mark's Primary and Harris Primary Academy. This property has been extended to the rear to provide a superb 25'2" kitchen/dining/sitting room, with bi-folding doors to the garden and two double glazed Velux windows. The kitchen is appointed with a range of white fitted wall and base units and drawers, various integrated AEG kitchen appliances, an island unit with breakfast bar and granite work surfaces. Off the hallway are the white suite cloakroom and the delightful living room, which has a coal effect gas fire in a handsome marble fireplace and a granite hearth. The two main bedrooms have fitted wardrobes and the bathroom is appointed with a white suite. Gas fired heating with radiators, underfloor heating to the bathroom and kitchen/dining/sitting room and double glazing. There is brick pavior hard-standing to the front for two cars and the 56' rear garden has a raised composite timber decked terrace, with a glass balustrade and steps down to the garden, which is laid mainly to lawn, with shrubs and trees including fruit trees.

Location

Queen Anne Avenue runs between Westmoreland Road and Hillside Road. The property is conveniently situated about 0.3 of a mile from Bromley High Street and Bromley South Station, with fast and frequent services (about 17 minutes) to London Victoria. Local schools include the sought after Highfield Infant and Juniors, St Mark's Primary, Harris Primary Academy and Ravensbourne Secondary school. Bus services pass along Westmoreland Road.



Ground Floor

Entrance

Via enclosed porch with double glazed leaded light windows to three sides, double glazed leaded light door and part glazed leaded light front door to:

Hallway

5.47m x 1.83m (17' 11" x 6' 0") Exposed floorboards, coving, picture rail, understairs storage cupboard, white double coat cupboard, double glazed leaded light front and side windows, dado rail, column radiator

Kitchen/Dining/Sitting Room

7.66m reducing to 6.61m (21' 8") x 5.47m (25' 2" x 17' 11") Coal effect living flame gas stove, picture rail, ceiling downlights, double glazed bifolding doors to garden, double glazed rear window, two double glazed rear Velux windows. Appointed with a range of white fitted wall and base units and drawers, stainless steel one and a half sink with a chrome mixer tap and a drainer cut into the granite work surface, granite upstand, large island unit with base units and drawers beneath, breakfast bar, granite work surface, an AEG induction hob with an Elica glass/stainless steel extractor unit above and AEG stainless steel steam oven, AEG electric stainless steel oven and AEG stainless steel microwave, tall double storage unit housing the Vaillant boiler with plumbing/space for washing machine and space for tumble dryer, tall larder unit, space for American style fridge/freezer, built in AEG dishwasher, engineered wood flooring with underfloor heating, two double glass fronted wall units

Cloakroom

1.54m x 0.78m (5' 1" x 2' 7") White concealed cistern low level w.c. and wash basin with a chrome mixer tap, chrome ladder style towel rail, ceiling downlight, double glazed side window

Living Room

5.27m into bay x 3.84m into alcoves (17' 3" x 12' 7") Coal effect living flame gas fire in a handsome fireplace with a marble fire surround and granite hearth, coving, picture rail, double glazed leaded light front bay window, double radiator, exposed floorboards

First Floor

Landing

Access to loft via aluminium ladder, double glazed side window over staircase, coving, shelved cupboard over staircase

Bedroom 1

5.46m into bay x 3.64m into wardrobes (17' 11" x 11' 11") Double glazed leaded light front bay window, picture rail, coving, double and single white fitted wardrobe to each alcove, double radiator

Bedroom 2

4.41m x 3.63m into wardrobes (14' 6" x 11' 11") Double and single white fitted wardrobe to each alcove, picture rail, coving, double radiator, double glazed rear window

Bedroom 3

3.00m x 1.99m (9' 10" x 6' 6") Double glazed leaded light front window, double radiator, picture rail, coving

Bathroom

2.68m x 1.98m (8' 10" x 6' 6") Double glazed rear and side windows, white suite of concealed cistern low level w.c., twin sinks with a chrome mixer tap and two drawers beneath, chrome electric ladder style radiator, double ended bath with a chrome mixer tap, hand shower and shower over to one end, chrome ceiling downlights, tiled floor with underfloor heating, tiled walls, extractor fan

Outside

Rear Garden

17.14m x 7.03m (56' x 23') Composite decking/concrete side access with gate to front, outside tap, raised composite decked terrace, glass balustrade, steps down to garden with lawn area, shrubs and trees, including an apple, fig and plum

Front Garden

Brick pavior parking to front for two cars, electric car charging point

Council Tax

London Borough of Bromley - Band E

