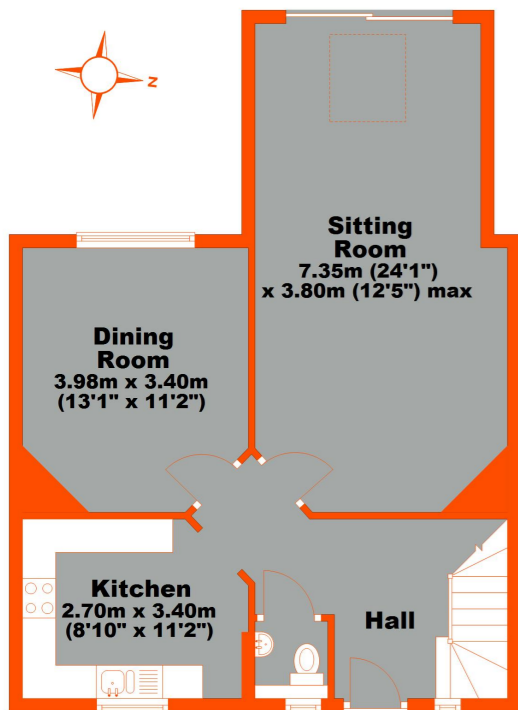




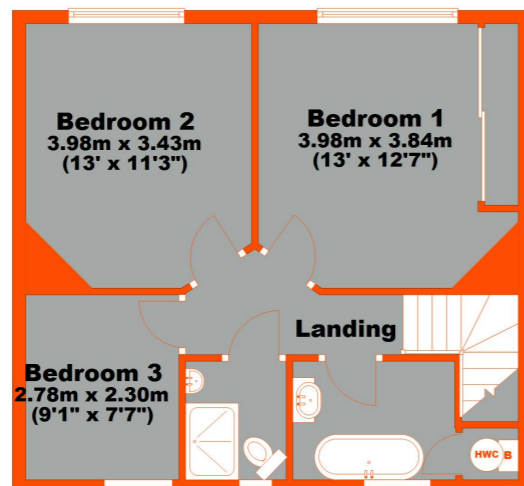
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



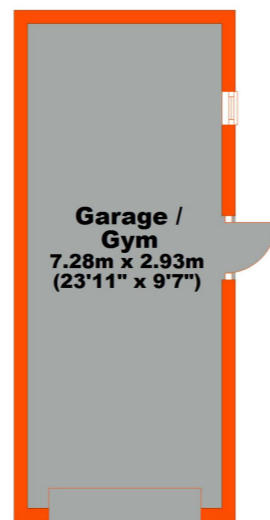
Ground Floor
 Approx. 60.8 sq. metres (654.7 sq. feet)



First Floor
 Approx. 50.8 sq. metres (546.5 sq. feet)



Outbuilding
 Approx. 21.3 sq. metres (229.3 sq. feet)



Total area: approx. 132.9 sq. metres (1430.5 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

78 Magpie Hall Lane, Bromley, Kent BR2 8ER

Guide Price £520,000 Freehold

- Extended Semi Detached House
- 2 Reception Rooms
- Bathroom Plus Shower Room
- West Facing Garden
- 3 Bedrooms
- Fitted Kitchen, Cloakroom
- Gas C/H, Double Glazing
- Garage/Gym, Chain Free, EPC 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 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



78 Magpie Hall Lane, Bromley, Kent BR2 8ER

Proctors Bromley office are delighted to offer this extended and very well presented semi-detached house which is offered to the market chain free. Accommodation comprises, to the first floor, 3 bedrooms, a bathroom and separate shower room and to the ground floor, a hall cloakroom, fitted kitchen with gloss white units, an extended sitting room and dining room. The property features gas fired central heating via a modern Vaillant boiler and sealed unit double glazing. Outside, is a detached garage, which has been used as a gym with electric folding door. There is a shared driveway accessed via sliding gate plus a paved parking area in front of the house. The rear garden is westerly facing and backs onto open land.

Location

Conveniently located for access to local amenities, including Southborough Primary and Bishop Justus secondary schools. Petts Wood and Bickley Stations are approximately 1 mile away and there are bus services nearby to Bromley and Orpington town centres.



Ground Floor

Entrance Hall

Double glazed door and window to front, understairs cupboard, ceiling down lighters, laminate flooring, radiator.

Cloakroom

Double glazed window to front, fully tiled, low level w.c, hand basin.

Sitting Room

7.35m x 3.80m max (24' 1" x 12' 6") Double glazed patio doors and velux windows to rear, laminate flooring, electric fire, ceiling down lighters, radiator.

Dining Room

3.98m x 3.40m (13' 1" x 11' 2") Double glazed windows to rear, laminate flooring, ceiling down lighters, radiator.

Kitchen

2.70m x 3.40m (8' 10" x 11' 2") Gloss white wall and base units, work tops, stainless steel sink and drainer, built in oven and halogen hob, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, ceiling down lighters, double glazed windows to front,

First Floor

Landing

Access to loft via pull down ladder, ceiling down lighters.

Bedroom 1

3.98m x 3.84m (13' 1" x 12' 7") Double glazed windows to rear, fitted mirrored wardrobes, laminate flooring, radiator.

Bedroom 2

3.98m x 3.43m (13' 1" x 11' 3") Double glazed windows to rear, laminate flooring, radiator.

Bedroom 3

2.78m x 2.30m (9' 1" x 7' 7") Double glazed windows to front, laminate flooring, radiator.

Shower Room

White suite comprising low level w.c, hand basin and large shower cubicle, tiled walls.

Bathroom

Double glazed window to front, freestanding claw and ball foot bath, hand basin with cupboards under, chrome ladder radiator, cupboard housing Vaillant gas boiler and programmer, Megaflo hot water tank, tiled walls.

Outside

Garden

Approximately 21.33m (70' 0") Patio area with gate to side, lawn, wall to rear backing onto open land.

Garage/Gym

7.28m x 2.93m (23' 11" x 9' 7") Electric folding door, ceiling down lighters, composite flooring, security door to side, accessed via sliding gate and shared drive, parking to front.

Additional Information

Council Tax

London Borough of Bromley Band D £1949.71 2024/25

