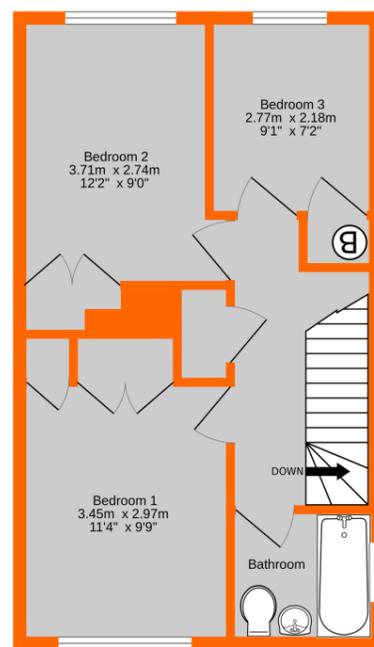
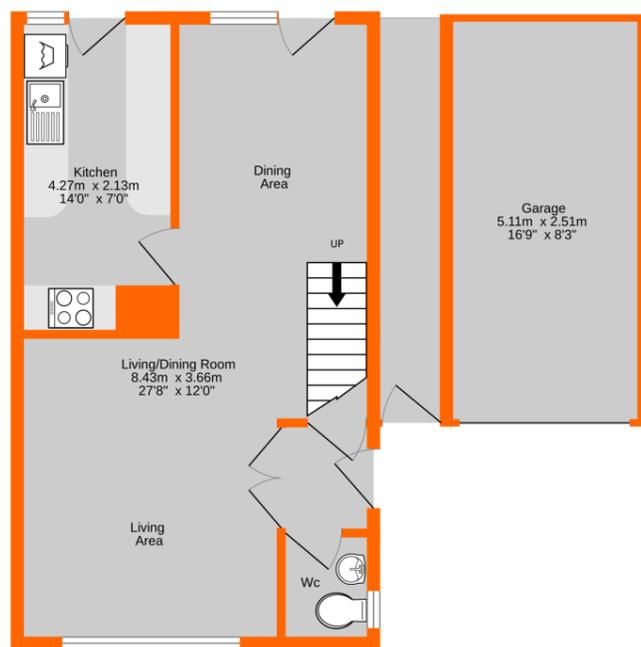


| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92+)                                       | <b>A</b> |         | 86                      |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> | 70      |                         |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

Ground Floor  
40.2 sq.m. (433 sq.ft.) approx.

1st Floor  
40.1 sq.m. (432 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 80.4 sq.m. (865 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025

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

## 12 Matfield Close, Bromley, Kent BR2 9DY

### £595,000 Freehold

- Three Bedroom Link Detached.
- 27'8" Living/Dining Room.
- 1 Mile Bromley High Street.
- Attractive 40' x 39' Rear Garden.
- Cul-de-sac Position.
- White Suite Bathroom.
- Kitchen & Cloakroom.
- Garage & Parking Three Cars.

## 12 Matfield Close, Bromley, Kent BR2 9DY

1960's built three bedroom link detached family home, in this cul-de-sac position, enjoying a double aspect 27'8" x 12' (max) living/dining room and having an attractive 40' x 39' rear garden, with a wide paved terrace, shaped lawn and various shrub borders. The garden can be accessed from the kitchen and the dining area. Bromley South station and High Street are about one mile away and local schools include Pickhurst Infant and Juniors. White suite cloakroom and bathroom to the first floor. Gas fired heating with radiators and double glazing. Garage with an up and over door approached via a brick pavior driveway providing parking for three cars. Extension potential, subject to the necessary planning consents.

### Location

Matfield Close is a cul-de-sac off Barnhill Avenue. Bus services pass along Barnhill Avenue and Cameron Road with routes to Bromley High Street, about one mile away, with The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Local schools include Ravensbourne and Hayes Secondary and Pickhurst Infant and Junior schools. There are local shops in the precinct off Letchworth Drive and at the junction of Pickhurst Lane and Westmoreland Road. Pickhurst Recreation Ground and Cupola Wood can be accessed off Mead Way and Pickhurst Lane and Norman Park is off Hayes Lane (Bromley), at the junction with Mead Way.



### Ground Floor

#### Entrance

Via double glazed front door to side of the house to:

#### Hallway

1.52m x 1.27m (5' x 4' 2") under stairs cupboard housing gas and electric meters and fuse box, glazed double doors to living/dining room, door to:

#### Cloakroom

1.32m x 1.22m (4' 4" x 4') White low level w.c. and wash basin with a cupboard beneath, radiator, double glazed side window

#### Living/Dining Room

8.43m x 3.66m (27' 8" x 12' reducing to 2.69m 8' 10" to dining area)

LIVING AREA - Double glazed front window, two radiators

DINING AREA - Two radiators, staircase to first floor, double glazed door and windows to rear, glazed door to:

#### Kitchen

4.27m x 2.13m (14' reducing to 3.45m 11' 4" x 7') Appointed with white fitted wall and base units and drawers, laminate work surface, stainless steel sink and drainer with a chrome mixer tap, plumbing/space for washing machine and slimline dishwasher, space for fridge and freezer, space for oven with extractor unit above, radiator, double glazed windows and door to rear, wall tiling between work surface and wall units

### First Floor

#### Landing

Double glazed side window, wardrobe cupboard with shelving, access to loft via aluminium ladder, radiator

#### Bedroom 1

3.45m x 2.97m (11' 4" plus wardrobes x 9' 9") Double glazed front window, double radiator, built in double and single wardrobes

#### Bedroom 2

3.71m x 2.74m (12' 2" plus wardrobe x 9') Double glazed rear window, radiator, built in double wardrobe

#### Bedroom 3

2.77m x 2.18m (9' 1" plus cupboard x 7' 2") Double glazed rear window, radiator, built in linen cupboard housing the Vaillant boiler and a radiator

#### Bathroom

1.91m x 1.63m (6' 3" x 5' 4") Double glazed side window, white suite of bath with a chrome shower/mixer tap, wash basin with a chrome mixer tap having a double cupboard beneath and concealed cistern low level w.c., tiled walls, radiator

### Outside

#### Rear Garden

12.38m x 11.90m (40' x 39') Paved terrace to rear of the house, path between house and garage with door to front garden, shaped lawn, shrub borders and tree, timber shed, further paved terrace

### Garage

5.11m x 2.51m (16' 9" x 8' 3") Up and over door, light, power point, water tap

### Front Garden

Brick pavior driveway, lawn area, shrub beds, parking for three cars

### Additional Information

#### Council Tax

London Borough Bromley - Band E. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)