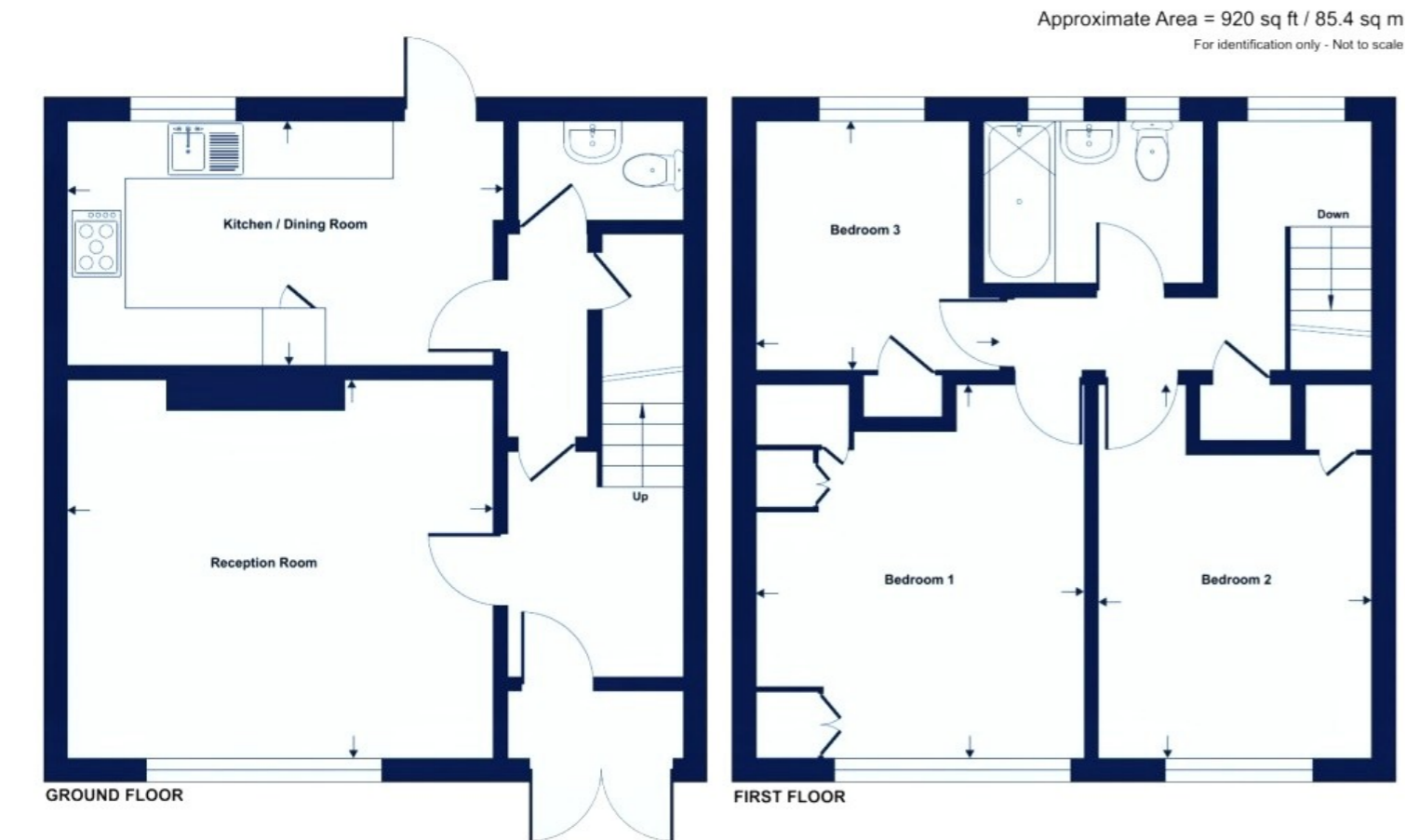


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Bromley Office - 020 8460 4166

110 Swiftsden Way, Bromley, Kent BR1 4NT
£475,000 Freehold

- Three Bedrooms
- 50ft Rear Garden
- Off Street Parking
- Close To Schools
- Kitchen/Breakfast Room
- Well Presented
- Scope To Extend (STPP)
- Double Glazing & Central Heating

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 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



110 Swiftsden Way, Bromley, Kent BR1 4NT

Offered to the market with no onward chain, is this three bedroom semi detached home set on a wider than average plot with scope to extend, subject to planning. Being well-presented, this family home is ideally located for great transport links and local schools. Enclosed porch, bright lounge, open plan kitchen diner and separate cloakroom o the ground floor. On the first floor there are three bedrooms, two with built in wardrobes and a family bathroom. Generous 50ft rear garden with side access and off street parking to the front. Double glazed and gas fired central heating.

Location

Situated off Bromley Hill and Avondale Road, Swiftens Way is a popular road close to local schools including Rangefield Primary and Downderry. Secondary schools include Bonus Pastor College. Several bus routes pass along Bromley Road connecting both Bromley High Street and Lewisham for the DLR. Beckenham Hill Station is around 0.8 of a mile and Ravensbourne around 0.6. Beckenham place park is a short walk away along with local shops.



Ground Floor

Entrance

UPVC glazed double doors into porch, glazed door into:-

Hallway

Coved cornice, double radiator, wood laminate flooring.

Lounge

4.47m x 3.96m (14' 8" x 13' 0") Double glazed window to front, coved cornice, ceiling rose, feature fire place, radiator, wood laminate flooring.

Cloakroom

Low level w/c, wash hand basin.

Kitchen/Breakfast Room

4.59m x 2.55m (15' 1" x 8' 4") Double glazed window to rear, double glazed door to garden, range of fitted wooden wall and base units, worksurfaces over, stainless steel sink and mixer tap, stainless steel extractor hood, range cooker, space for fridge/freezer and washing machine, spot lights, wood laminate flooring.

First Floor

Landing

Stairs to first floor landing double glazed window to rear, built in storage cupboard.

Bedroom 1

3.50m x 3.44m (11' 6" x 11' 3") Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

3.91m x 2.91m (12' 10" x 9' 7") Double glazed window to front, built in wardrobes, radiator.

Bedroom 3

2.54m x 2.57m (8' 4" x 8' 5") Double glazed window to rear, radiator.

Bathroom

2.27m x 1.67m (7' 5" x 5' 6") Two double glazed windows to rear, panelled bath with shower over, pedestal wash hand basin, low level w/c, tiled walls and flooring.

Outside

Parking

Off street parking to the front.

Rear Garden

Wider than average rear garden with brick paved patio, lawn, trees and shrubs, side access.

Council Tax

London Borough of Lewisham Band C
For the current rate please visit:
lewisham.gov.uk/myservices/counciltax/council-tax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage