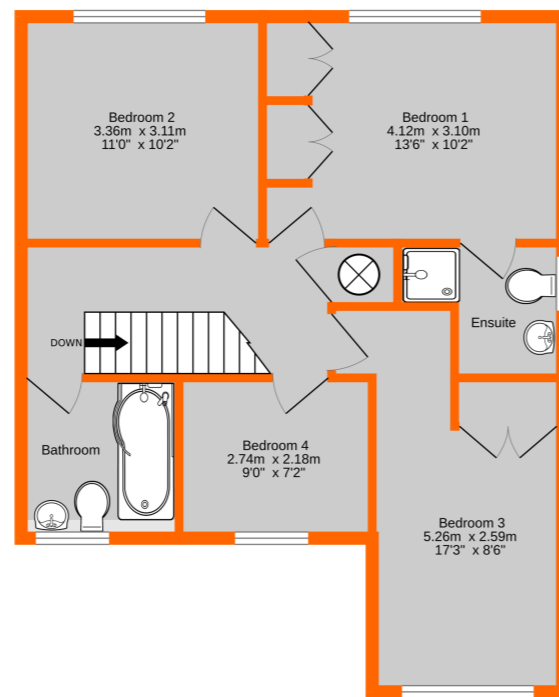
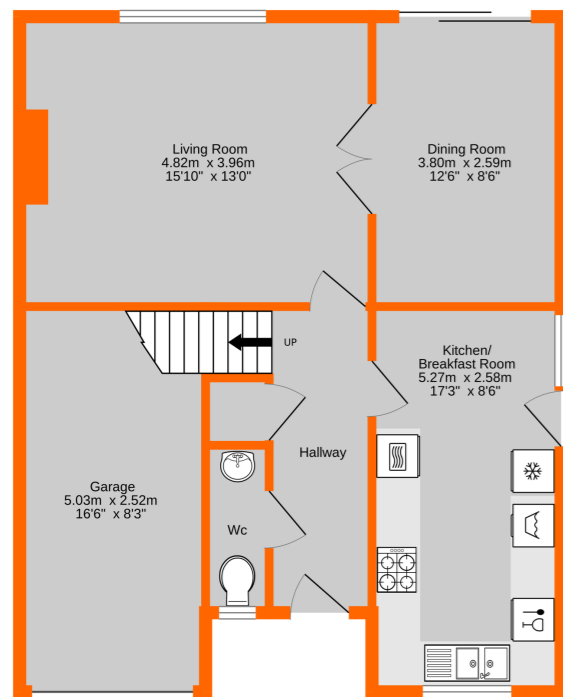


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor

1st Floor



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 123.8 sq.m. (1333 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023

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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 For further details please visit our website - www.proctors.london



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

11 Castle Close, Bromley, Kent BR2 0YD

Chain Free £775,000 Freehold

- Four Bedroom Detached Home.
- Quiet Cul-de-sac Position.
- Two Reception Rooms.
- White Bathroom & En-Suite Shower.
- 1984 Built By Bovis Homes.
- Walking Distance of Highfield Schools.
- 17' 3 x 8' 6" Kitchen/Breakfast Room.
- 38' x 33' Rear Garden.

11 Castle Close, Bromley, Kent BR2 0YD

Charming CHAIN FREE four bedroom detached family home built by Bovis Homes in 1984, situated in this CUL-DE-SAC POSITION and within WALKING DISTANCE OF THE POPULAR HIGHFIELD Infant and Junior schools and HARRIS PRIMARY ACADEMY. Shortlands station (Zone 4) is about 0.6 of a mile away. 15' 10" living room having an open fireplace with marble tiled slips and a marble hearth and from the dining room there are double glazed patio doors to the garden. White suite cloakroom and 17'3 x 8' 6" kitchen/breakfast room with white fitted units and drawers, granite effect work surfaces, a Bosch stainless steel gas hob and Whirlpool electric double oven. Two of the bedrooms have fitted wardrobes. The main bedroom has a white en-suite shower room and the white suite bathroom has a shaped shower/bath. The attractive 38' x 33' rear garden has a paved terrace, lawn area, shrub/flower borders and a Eucalyptus tree. There is parking in front of the garage for one car.

Location

Castle Close is off Kingswood Road between Den Road and Church Road. Local schools include Highfield Infant and Junior schools and Harris Primary Academy. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.6 of a mile away. Bus services pass along St Mary's Avenue and Kingswood Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane and at the junction of Wickham Road and Stone Park Avenue. Bromley High Street is about 1.2 miles away, with a range of amenities including the The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria.



Ground Floor

Entrance

Via covered porch with light, quarry tiled floor and front door to:

Hallway

4.39m x 1.24m (14' 5" x 4' 1") Coving, storage cupboard, double radiator, engineered wood flooring

Cloakroom

1.96m x 0.85m (6' 5" x 2' 9") Radiator, leaded light front window, tiled walls, white low level w.c. and pedestal wash basin, tiled floor

Living Room

4.82m x 3.96m (15' 10" x 13' 0") Engineered oak flooring, double radiator, coving, open fireplace with marble tiled slips and marble hearth and a white fire surround, leaded light window to rear, glazed double doors to:

Dining Room

3.80m x 2.59m (12' 6" x 8' 6") Double glazed patio doors to garden, coving, engineered oak flooring, double radiator

Kitchen/Breakfast Room

5.27m x 2.58m (17' 3" x 8' 6") Appointed with white painted fitted wall and base units and drawers, granite effect work surfaces, stainless steel double sink and drainer with a chrome mixer tap, leaded light front window, Bosch stainless steel four ring gas hob with an extractor unit above, stainless steel Whirlpool electric double oven, plumbing/space for washing machine and dishwasher, wall tiling between work surface and wall units, double radiator, leaded light side window and part glazed leaded light side door, tiled floor, Worcester wall mounted boiler, space for breakfast table

First Floor

Landing

4.4m x 1.87m reducing to 0.9m (2' 11") (14' 5" x 6' 2") Engineered oak flooring, cupboard housing hot water tank

Bedroom 1

4.12m x 3.10m (13' 6" x 10' 2") Leaded light rear window, radiator, two double fitted wardrobes with high level cupboards above, engineered oak flooring, door to:

En Suite Shower Room

1.95m reducing to 1.18m (3' 10") x 1.40m (6' 5" x 4' 7") Leaded light side window, radiator, white low level w.c. and pedestal wash basin with a chrome mixer tap, tiled walls, tiled shower with an Aqualisa Aqualstream shower (which will require replacing), folding/sliding door and white shower tray, brushed steel ceiling downlights, extractor fan, tiled floor

Bedroom 2

3.36m x 3.11m (11' 0" x 10' 2") Leaded light rear window, radiator, engineered oak flooring

Bedroom 3

5.26m reducing to 3.92m (12' 10") plus wardrobe x 2.59m (17' 3" x 8' 6") Leaded light front window, engineered oak flooring, access to loft, fitted double wardrobe with double high level cupboard above, radiator

Bedroom 4

2.74m x 2.18m (9' 0" x 7' 2") Leaded light front window, radiator, engineered oak flooring

Bathroom

2.18m x 2.08m (7' 2" x 6' 10") White suite of shaped shower/bath with an Aqualisa Aqualstream shower (not currently working) over to one end and a chrome mixer tap, low level w.c. and pedestal wash basin with a chrome mixer tap, leaded light front window, tiled walls, radiator, tiled floor, brushed steel ceiling lights

Outside

Rear Garden

11.60m x 10m (38' x 33') Paved terrace to rear of house, to side of house and to the rear corners of the garden, Eucalyptus tree, shrub/flower borders, gate to front garden

Garage

5.03m x 2.52m reducing to 2.36m (7' 9") (16' 6" x 8' 3") Light, power points, up and over door

Additional Information

Council Tax

London Borough of Bromley - Band G