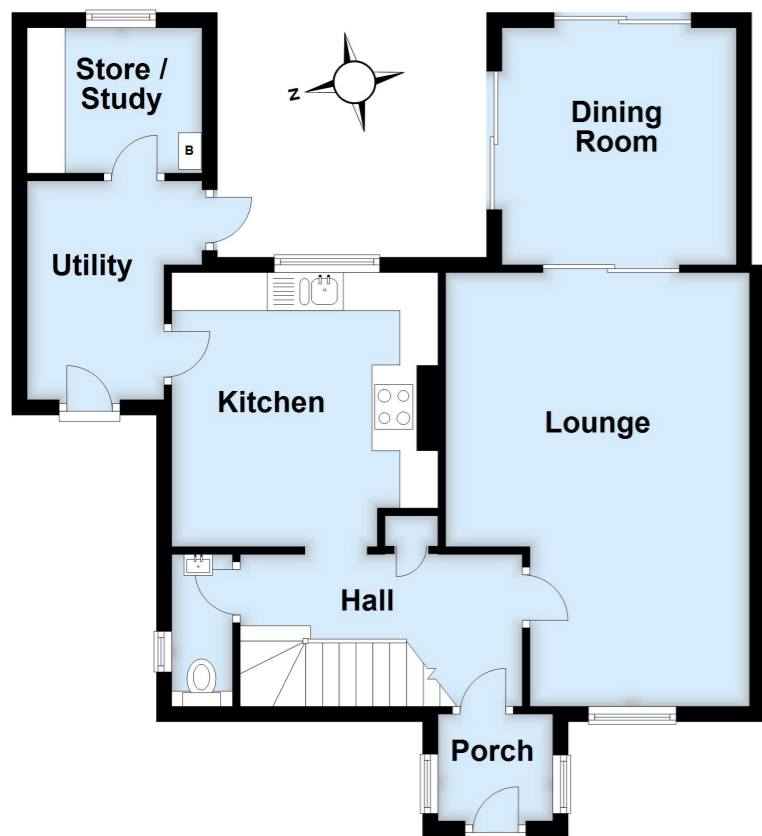


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



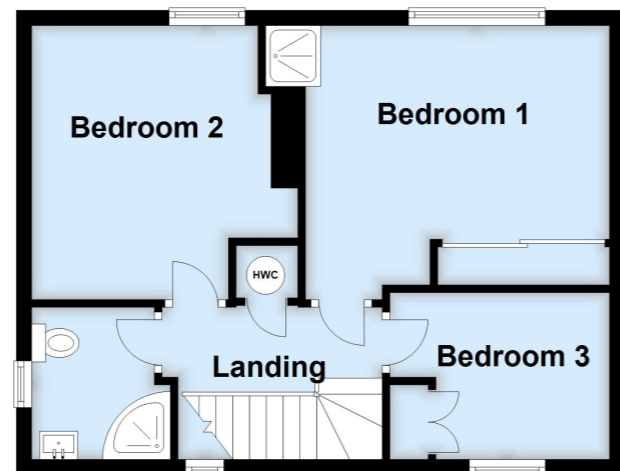
Ground Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

101 Whitebeam Avenue, Bromley, Kent, BR2 8DN
Guide Price £535,000 Freehold

- End Of Terrace House
- Through Living Room
- Breakfast Kitchen
- GF Cloakroom
- Three Generous Bedrooms
- Extended Dining Room
- Wide Frontage and Drive
- Scope to Extend (STPP)

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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101 Whitebeam Avenue, Bromley, Kent, BR2 8DN

A post war built end of terrace house providing spacious family accommodation, occupying a cul-de-sac aspect of Whitebeam Avenue, within walking distance of Petts Wood mainline station, the town centre for a comprehensive shopping and social experience, a great choice of nearby reputable schools, and transport links supporting Bromley and Orpington wider communities. The property briefly comprises three generous bedrooms, a spacious lounge/ diner, extended dining room with two sets of patio doors, kitchen, side porch/ utility area leading to a store room with a double glazed window and heating, upstairs shower room, cloakroom off the entrance hall and storm porch. There is a walled frontage, a vast block-paved driveway for several cars, plus an attractive rear garden laid to lawn. There is further scope to transform the storage room into a habitable space, extend the rear elevation or provide more bedroom space and a potential en-suite by way of a loft conversion over time, to mirror neighboring properties (subject to usual planning consents). Interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

Whitebeam Avenue is situated on the Bromley/Petts Wood borders, within walking distance of Petts Wood town centre, mainline station, reputable local schools and transport links serving Bromley, Petts Wood and Orpington.



Ground floor

Entrance porch

Double glazed door and double glazed windows to side, radiator, ceramic tiled floor, porch light.

Cloakroom

Double glazed window to side, WC, hand basin, chrome heated towel rail, ceramic tiled floor.

Through Lounge/ Diner

5.62m x 3.95m (18' 5" x 13' 0") Double glazed window to front, two radiators, double glazed inner patio doors to dining room.

Extended Dining Room

3.19m x 3.19m (10' 6" x 10' 6") Two sets of double glazed patio doors to garden, recessed ceiling lights.

Breakfast Kitchen

3.56m x 3.45m (11' 8" x 11' 4") (into units and recess) Double glazed window to rear, fitted wall and base cabinets, built-in electric oven, gas hob unit set on work top, one and half bowl sink unit, plumbed for washing machine and dishwasher, radiator, recessed ceiling lights, quarry tiled floor, door to side porch/ utility area.

Side Entrance Porch/ Utility Area

2.89m x 1.80m (9' 6" x 5' 11") Double glazed door to front, quarry tiled floor, recessed ceiling lights, radiator, double glazed door to garden.

Storage Room

Double glazed window to rear, wall and base cabinets, radiator, central heating boiler.

First floor

Landing

Double glazed window to side, access to loft (via loft ladder), built-in airing cupboard with hot water cylinder.

Bedroom One

3.95m x 3.35m (13' 0" x 11' 0") Double glazed window to rear, fitted wardrobes with mirror sliding doors, radiator, recessed shower cubicle in the room.

Bedroom Two

3.55m x 2.97m (11' 8" x 9' 9") Double glazed window to rear, radiator, recessed shelves.

Bedroom Three

2.89m x 1.80m (9' 6" x 6' 0") Double glazed window to front, radiator, built-in wardrobe,

Bathroom

Double glazed window to side, corner shower cubicle, WC, hand basin on vanity unit, chrome heated towel rail, ceramic tiled walls, wall mirror and mirror cabinet, recessed ceiling lights.

Outside

Rear Garden

Paved patio area, established borders, laid to lawn, brick built storage room.

Frontage

Block-paved frontage, vast driveway for several cars, brick wall frontage.

Council Tax

Local Authority: Bromley
 Council Tax Band: D

