

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This is for guidance only, not to scale and must not be relied upon as a statement of fact. Attention is drawn to the notice on these particulars.

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 Petts Wood Office - 01689 606666

22 Lovelace Avenue, Bromley, Kent, BR2 8DQ

Guide Price £435,000 Freehold

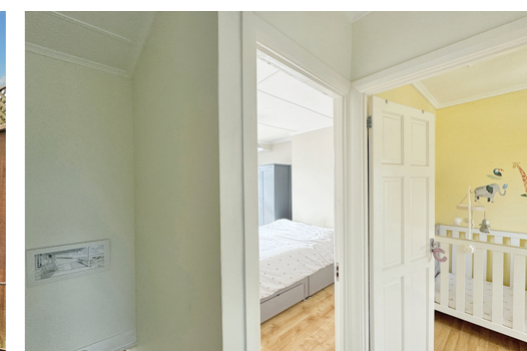
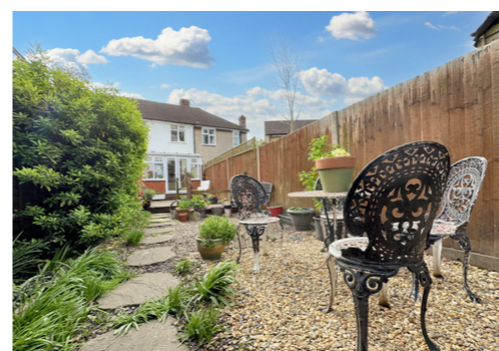
- Mid Terrace House
- Lounge to Front
- Private Parking
- Double Glazing
- Two Bedrooms
- Dining Kitchen
- Attractive Rear Garden
- Alarm System

22 Lovelace Avenue, Bromley, Kent, BR2 8DQ

This 1930's mid terrace starter house occupies a sought after location on the Bromley/Petts Wood borders, conveniently placed for Petts Wood mainline station, the town centre for an array of amenities, nearby reputable schools (Southborough and St James RC) and good transport links (R3, R7 and 208 bus routes) serving Bromley and Orpington town centres. There are two bedrooms (double and large single), a bay-fronted lounge, spacious kitchen open plan to the heated dining conservatory and modern bathroom with bath and a shower. There is a private frontage for off road parking and an attractive rear garden with patio areas. Additional benefits of this property includes double glazed windows, gas central heating by combination boiler, alarm system, double garden gates to rear aspect and well presented interior. An ideal first time home with garden or as an investment property. EXCLUSIVE TO PROCTORS.

Location

Lovelace Avenue is situated close to reputable schools, (Southborough, St James R.C and Crofton schools), nearby transport links and Petts Wood mainline station.



GROUND FLOOR

Entrance Hall

Double glazed entrance door to front, radiator.

Lounge

4.14m x 3.00m (13' 7" x 9' 10") Double glazed window to front, fireplace surround with gas pebble fire, radiator, understairs storage cupboard.

Dining Kitchen

3.96m x 2.53m (13' 0" x 8' 4") Open plan to dining conservatory, range of gloss fronted wall and base cabinets, built in electric oven and grill, gas hob unit set in work top, stainless steel extractor fan, glass splash back, single sink unit, plumbed for washing machine and dishwasher, concealed combination boiler.

Dining Conservatory

3.22m x 2.86m (10' 7" x 9' 5") Double glazed French doors and windows to garden, radiator, high level windows to side elevations.

FIRST FLOOR

Landing

Bedroom One

4.07m x 3.00m (13' 4" x 9' 10") (extends to 3.95 into recess). Double glazed windows to front, radiator, deep recess ideal for a large wardrobe.

Bedroom Two

2.67m x 2.36m (8' 9" x 7' 9") Double glazed window to rear, radiator, access to loft via ladder.

Bathroom

Double glazed window to rear, white suite comprising bath with built in shower and screen, back to cabinet W.C, hand basin on vanity unit, chrome heated towel rail, part tiled walls, wall cabinet.

OUTSIDE

Rear Garden

Approximately 21.34m (70' 0") Decked patio, laid to gravel, storage shed, double vehicular doors to rear aspect leading to service road.

Frontage

Private driveway to front.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: D

