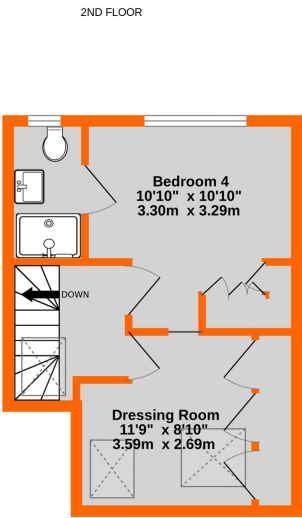
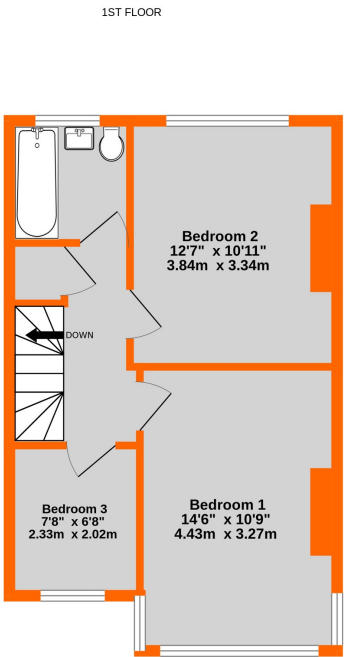
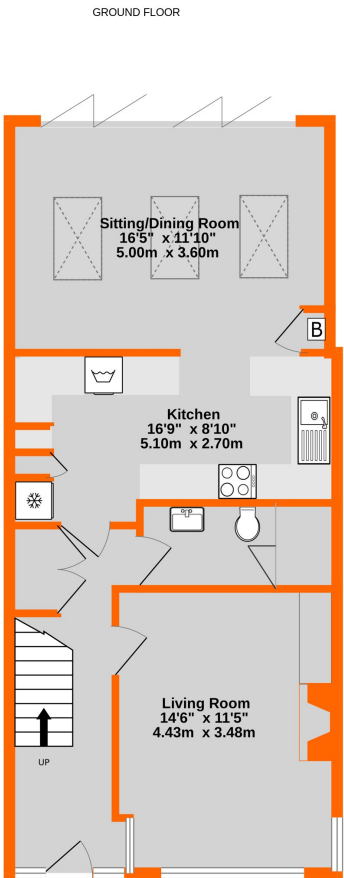


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1348sq.ft. (125.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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George Proctor & Partners trading as Proctors

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

106 Queen Anne Avenue, Bromley, Kent BR2 0SD

Guide Price £760,000 Freehold

- Impressive End Terrace Home.
- 0.5 Mile Shortlands & Bromley South.
- White En-suite Shower & Bathroom.
- Attractive 71' Garden & Parking 1 Car.
- Four Bedrooms Plus Dressing Room.
- Re-appointed Kitchen With Appliances.
- Two Fabulous Reception Rooms.
- Convenient Number Local Schools.

106 Queen Anne Avenue, Bromley, Kent BR2 0SD

Impressive, beautifully presented, decorated and extended 1930's built four bedroom end of terrace family home, in a convenient location for a number of popular schools. 0.5 of a mile from Shortlands and Bromley South stations. Superb, bright dining/sitting room with double glazed bi-folding doors to the attractive garden. Beautifully re-appointed kitchen with a good range of grey fitted units, granite effect work surfaces, a breakfast bar and integrated kitchen appliances. White suite cloakroom and delightful living room with wood block flooring in a herringbone design, which extends to the hallway. Re-appointed white suite bathroom to first floor and the loft extension provides the fourth bedroom, the white en-suite shower room and dressing room. Gas fired heating with radiators and double glazing. Parking to front for one vehicle and attractive 71' rear garden with a timber decked terrace, lawn area, large timber shed and established shrub borders.

Location

Queen Anne Avenue runs between Westmoreland Road and Hillside Road. Local schools include Highfield Infant and Juniors, St Marks Primary, Harris Primary Academy off Mays Hill Road and Ravensbourne Secondary school. Shortlands station (Zone 4) and shops in Shortlands village are about 0.5 of a mile away. Bromley High Street is about 0.5 of a mile away with The Glades Shopping Centre, various restaurants, coffee shops and Bromley South station, with fast (about 18 minutes) and frequent services to London. Bus services pass along Valley Road and Westmoreland Road.



Ground Floor

Entrance

UPVC front door to hallway

Hallway

5.54m x 1.76m (18' 2" x 5' 9") Double glazed front windows, double glazed window to living room, radiator, picture rail, coving, wood block flooring in a herringbone design, double under stairs storage cupboard housing electric meter and consumer unit

Cloakroom

2.12m x 1.34m (6' 11" x 4' 5") White low level w.c. and wash basin with a double cupboard beneath, one wall part tiled, storage cupboard with a double glazed side window and light, chrome ladder style radiator, wood effect laminate flooring, coving, extractor fan, ceiling downlights

Living Room

4.43m x 3.48m into alcoves (14' 6" x 11' 5") Double glazed front and two double glazed side windows, wood block flooring in a herringbone design, coving, picture rail, brick fireplace with a tiled hearth and a white painted wooden fire surround, double radiator, shelving to one alcove

Kitchen

5.10m x 2.35m increasing to 2.70m (8' 10") (16' 9" x 7' 9") Beautifully appointed with grey fitted wall and base units and drawers, granite effect laminate work surface, space for range style oven with a Rangemaster stainless steel extractor canopy above, Franke granite effect 1 1/2 sink and drainer with a chrome mixer tap, frosted double glazed side window, built in Lamona dishwasher, plumbing/space for washing machine, built in Lamona fridge/freezer, tall storage and pull out larder unit, 7 hole bottle rack, wine fridge, ceiling downlights, splash back tiling to two walls, skirting lights beneath base units, wood effect laminate flooring, Lamona microwave, opening with breakfast bar to:

Dining/Sitting Room

5.00m x 3.60m (16' 5" x 11' 10") Double glazed bi folding doors to garden, wood effect laminate flooring, three double glazed rear Velux windows, two column style radiators, ceiling downlights, cupboard housing the Worcester boiler

First Floor

Landing

Staircase to second floor, storage cupboard, coving

Bedroom 1

4.43m x 3.27m into alcoves (14' 6" x 10' 9") Double glazed front and side windows, double radiator, coving, picture rail

Bedroom 2

3.84m x 3.34m (12' 7" x 10' 11") Double glazed rear window, radiator, picture rail, coving

Bedroom 3

2.33m x 2.02m (7' 8" x 6' 8") Double glazed front window, picture rail, coving, radiator

Bathroom

1.91m x 1.88m (6' 3" x 6' 2") Double glazed rear window, white suite of bath with a chrome shower over to one end and chrome mixer tap, concealed cistern low level w.c. and wash basin with a double cupboard beneath, tiled walls, Anthracite coloured ladder style radiator, chrome ceiling downlights, extractor fan

Second Floor

Second Floor Landing

Double glazed front Velux window, ceiling downlight

Bedroom 4

3.30m x 3.29m including wardrobes (10' 10" x 10' 10") Double glazed rear window, radiator, low door to bedroom 5, two double fitted wardrobes one door being mirror fronted, door to:

En Suite Shower Room

2.20m x 1.20m (7' 3" x 3' 11") Double glazed rear window, white low level w.c. and wash basin, tiled shower with a chrome shower, white shower tray and glass screen, chrome ladder style radiator, chrome ceiling downlights, extractor fan (not working), engineered wood flooring

Dressing Room

3.59m reducing to 2.79m (9' 2") plus wardrobes x 2.69m (max) (11' 9" x 8' 10") Three wardrobes to one wall, two double glazed front Velux windows, two eaves cupboards, radiator

Outside

Rear Garden

21.85m x 6.40m (71' x 21') Beautiful garden with timber decked terrace, water tap, side access gate, lawn area, shrub borders, two Beech trees, path leading to large timber shed 4.81m x 2.85m (15' 9" x 9' 4") with two doors, front double glazed windows, concrete hardstanding in front and double gates off vehicular access road

Front Garden

Pebble parking for one car, established shrub borders

Additional Information

Council Tax

London borough of Bromley – Band E - For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage