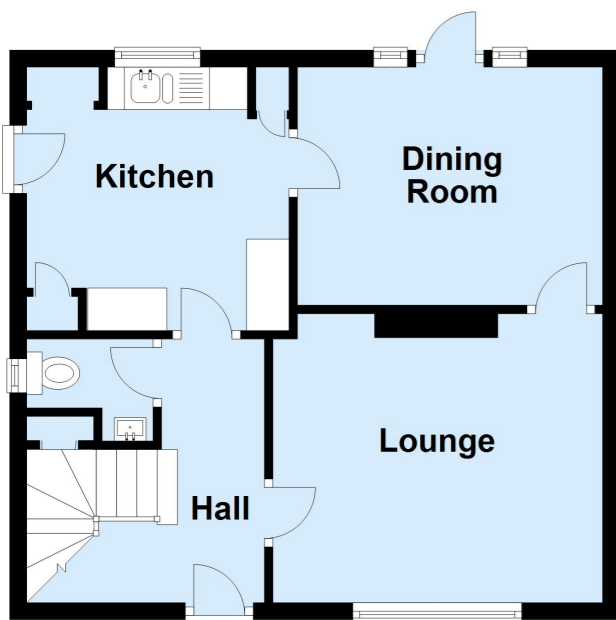


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



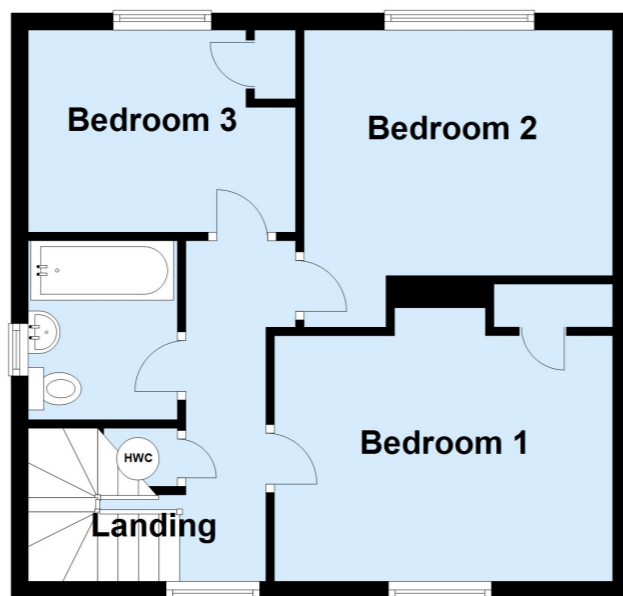
Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 87.4 sq. metres (940.2 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

16 Birch Row, Bromley, Kent, BR2 8DA

Guide Price £495,000 Freehold

- Semi Detached House
- Two Reception Rooms
- Potential to Extend
- Close to Reputable Schools
- Three Generous Bedrooms
- Large Rear Garden
- Cul De Sac Aspect
- Potential 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited 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 Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london

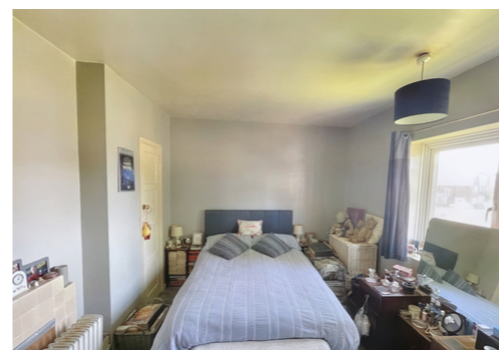


16 Birch Row, Bromley, Kent, BR2 8DA

This Post War built Semi detached family house enjoys a cul de sac aspect, situated on the Bromley/Petts Wood borders, convenient for nearby reputable schools (Southborough, Crofton schools and St James RC, Petts Wood mainline Station (for five mainline London stations, DLR service via Lewisham and Thameslink via Bromley South) and the town centre for all your needs. The property comprises three generous bedrooms, lounge to front aspect, separate dining room, kitchen and family bathroom. There is a sizeable rear garden laid to lawn, side access via covered porch and useful brick built outbuilding which could be converted into habitable living space, subject to building regulations. **EXCLUSIVE TO PROCTORS.**

Location

The property is located within walking distance of nearby reputable schools, Petts Wood town centre, good transport links and open spaces.



GROUND FLOOR

Entrance Hall

3.11m x 1.13m (10' 2" x 3' 8") Glazed entrance door, wall storage heater, under stairs storage cupboard.

Cloakroom

Double glazed window to side, W.C, hand basin.

Lounge

4.05m x 3.11m (13' 3" x 10' 2") Double glazed window to front, door to dining room, wall storage heater.

Dining Room

3.17m x 2.34m (10' 5" x 7' 8") Double glazed French door and window to rear.

Kitchen

Double glazed window to rear, wall and base cabinets, double bowl sink unit, space for appliances, plumbed for washing machine, door to side porch.

FIRST FLOOR

Landing

Double glazed window to front, access to loft, built in cupboard.

Bedroom One

4.05m x 2.83m (13' 3" x 9' 3") Double glazed window to front, built in cupboard, fireplace surround.

Bedroom Two

3.61m x 2.35m (11' 10" x 7' 9") Double glazed window to rear.

Bedroom Three

3.18m x 2.35m (10' 5" x 7' 9") Double glazed window to rear, built in cupboard.

Bathroom

2.05m x 1.75m (6' 9" x 5' 9") Double glazed window to side, white suite comprising, bath, hand basin, W.C, wall heater.

OUTSIDE

Garden

Laid to lawn, side access, outside brick built storage rooms via a covered porch (potential to convert into a utility room or shower room (subject to building regulations).

Additional Information

Council Tax

Local Authority: Bromley
 Council Tax Band: D

