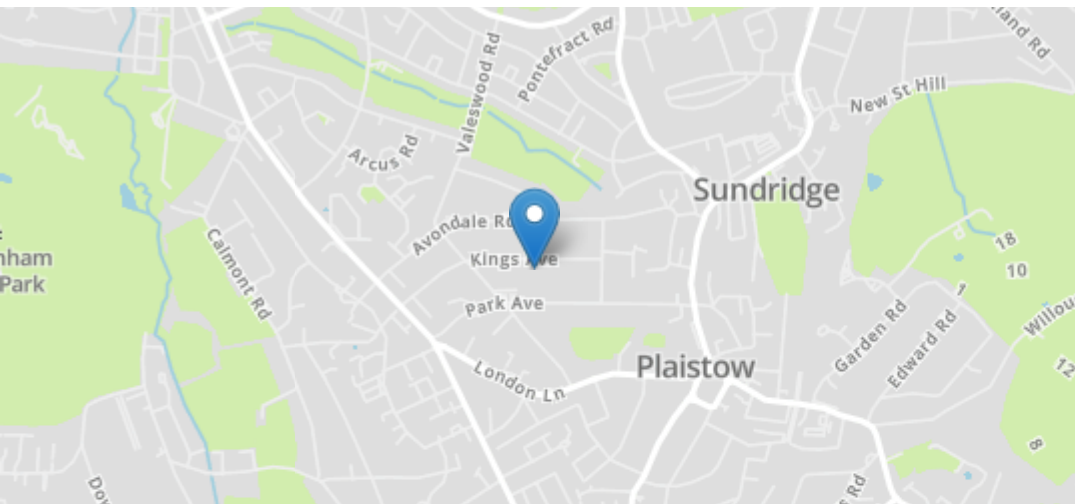
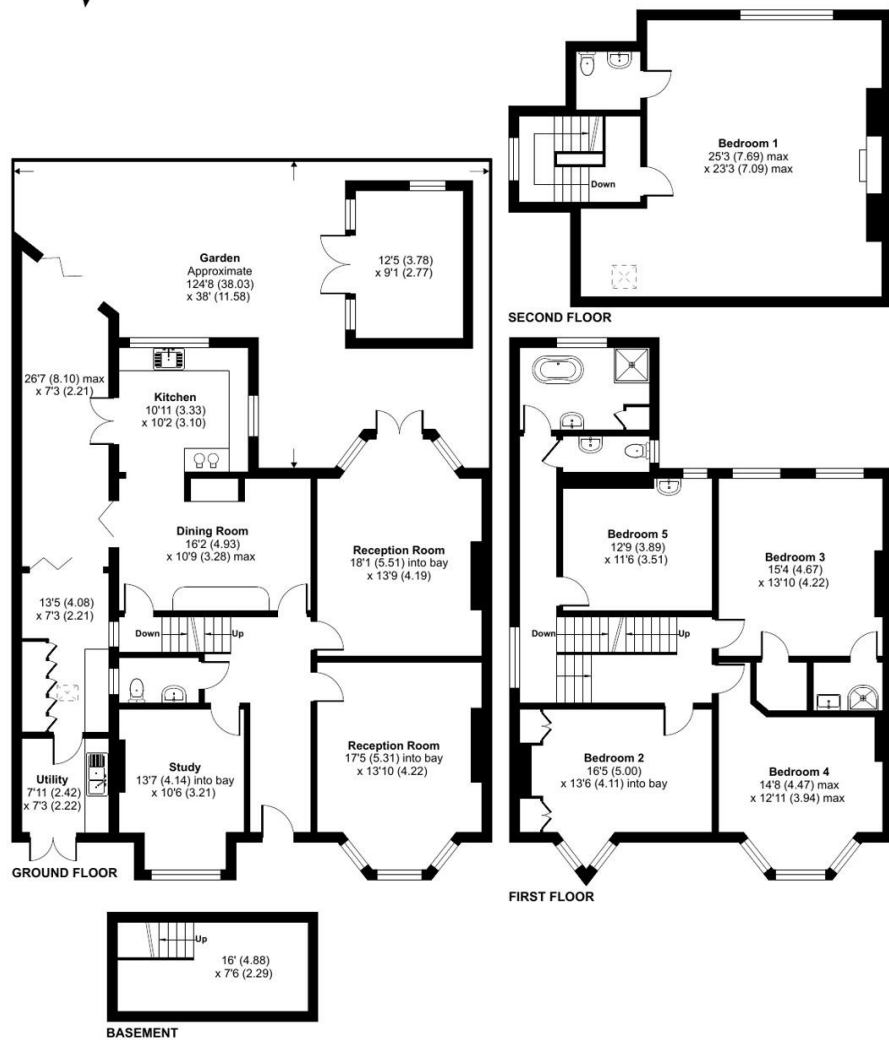




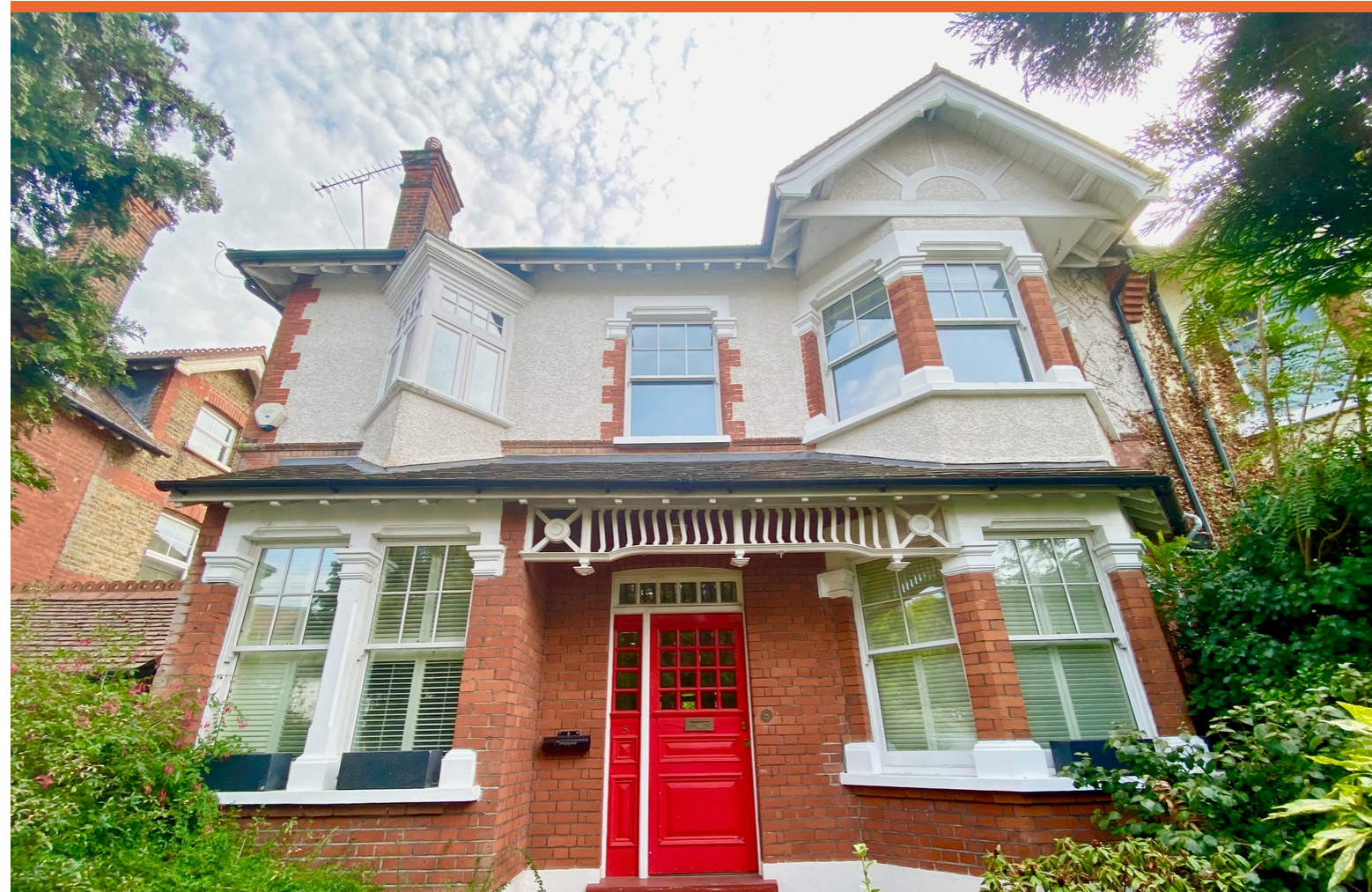
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Kings Avenue, Bromley, BR1

Approximate Area = 3250 sq ft / 301.9 sq m
Outbuilding = 112 sq ft / 10.4 sq m
Total = 3362 sq ft / 312.3 sq m
For identification only - Not to scale



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 may also recommend firms of Solicitors and 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 a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



Viewing by appointment with our Bromley Office - 020 8460 4166

5 Kings Avenue, Bromley, Kent BR1 4HN

Guide Price £1,250,000 Freehold

- Beautifully Presented & extended
- Three Reception Rooms
- Off Street Parking
- Utility Room and Cellar
- Five Generous Bedrooms
- Large South Facing Garden
- Many Fine Period Features
- Popular Location With No Chain

5 Kings Avenue, Bromley, Kent BR1 4HN

GUIDE PRICE £1,250,000 - £1,500,000. Beautifully presented double fronted Edwardian period home, set within a popular road offering generous accommodation and an abundance of fine original features. Five generous bedrooms, welcoming entrance hall, three reception rooms with delightful fireplaces, ornate cornicing and features. All rooms are filled with natural light, the kitchen/breakfast room with AGA, has been updated with a useful utility and laundry room. To the first floor are two bathrooms, four bedrooms all offering period character, with the much larger than average fifth bedroom on the second floor with cloakroom. The property boasts a south facing garden with large lawn and mature trees and shrubs, off street parking and no onward chain.

Location

Situated in this sought after road, Kings Avenue is located just a short walk to either Bromley North Village or Sundridge Park railway stations, both serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street via Grove Park. A selection of local shops in Sundridge Park Village is around 0.6 of a mile and easy access by foot for the more comprehensive shopping facilities of Bromley High Street, around 0.9 of a mile away with both national and independent shops, restaurants and bar. Bromley library and leisure centre are close by, with Sundridge Park golf club. For schools, Bromley offers a good selection of both private and state schools including St Joseph's Catholic Primary School, Parish CofE, Burnt Ash Primary, Bullers Wood and Bickley Park, making the area ideal for families. Sundridge Park Golf Club, Tennis Club and Bromley Cricket Club are close by.



Ground Floor

Entrance Hall

Glazed door into, coved cornice, picture rail dado, tiled flooring, ornate plaster ceilings.

Living Room

5.29m x 4.21m (17' 4" x 13' 10") Double glazed bay window to front, shutters, ornate plaster ceiling, coved cornice, picture rail, dado, wooden flooring, double radiator, fire place.

Sitting Room

5.52m x 4.21m (18' 1" x 13' 10") Double glazed door and side windows to rear garden, shutters, ornate plaster ceiling, picture rail, dado, wooden floor, built in storge cupboards to alcove, feature fire place, wall lights.

Study

4.14m x 3.21m (13' 7" x 10' 6") Double glazed window to front, shutters, ornate plaster ceiling, picture rail, dado, bookcase, wooden flooring, feature fire place, radiator.

Cloakroom

Double glazed window to side, low level w/c, wash hand basin, heated towel rail, tiled walls and flooring.

Dining Room

4.85m x 3.27m (15' 11" x 10' 9") Double glazed window to rear, door to cellar, built in wall and base units, tiled flooring, opens in to kitchen, bi-fold doors to conservatory.

Kitchen

3.32m x 2.99m (10' 11" x 9' 10") Double glazed window to rear and side, double glazed door to conservatory, range of fitted wall and base units, drawers, Ago, integrated dishwasher and washing machine, wine cooler, tiled flooring, extractor.

Cellar

4.90m x 2.29m (16' 1" x 7' 6") Built in storage, meters.

Conservatory

8.12m x 2.23m (26' 8" x 7' 4") Glazed roof, bi-fold doors to garden, radiator.

Utility Room

2.37m x 2.22m (7' 9" x 7' 3") Range of built in storage cupboards, plumbing for washing machine, tumble dryer, space for fridge/freezer, Velux, radiator.

Store

Timber doors to front, sink and storage space.

First Floor

Landing

Stairs to first floor, dado, coved cornice, new carpets, radiator, double glazed window to side.

Bedroom 1

4.65m x 4.21m (15' 3" x 13' 10") Double glazed window to rear, radiator, built in wardrobes, fire place, new carpet, door to:-

En Suite

Shower enclosure, heated towel rail, wash hand basin and storage under.

Bedroom 2

4.45m x 4.21m (14' 7" x 13' 10") Double glazed bay window to front, radiator, feature fire place, coved cornice picture rail.

Bedroom 3

4.97m x 4.10m (16' 4" x 13' 5") Double glazed window to front, double glazed bay window to front, feature fire place, wardrobes to both alcoves, radiator.

Bedroom 4

3.88m x 3.39m (12' 9" x 11' 1") Double glazed window to rear, fire place, dado, picture rail, coved cornice, wash hand basin.

W/C

Double glazed window to side, low level w/c, wash hand basin, part tiled walls.

Bathroom

Double glazed window to rear, roll top bath, chrome filler, shower cubicle, wash hand basin and storage under, built in airing cupboard and storage cupboard.

Second Floor

Landing

Stairs to second floor landing, double glazed window to side, dado.

Bedroom 5

7.70m x 7.08m (25' 3" x 23' 3") Double glazed window to rear, built in storage, Velux window to front, eaves cupboard, radiator, door to:-

Cloakroom

Low level w/c, wash hand basin, part tiled walls, radiator.

Outside

Garden

Mature rear garden with trees and shrubs, paved patio, summer house, shed, large central lawn.

Parking

Off street parking for one car.

Additional Information

Council Tax

London Borough of Bromley Band G
For the current rate please visit:
bromley.gov.uk/myservices/counciltax/counciltax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit:
checker.ofcom.org.uk/engb/broadband-coverage
For Mobile coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/mobilecoverage