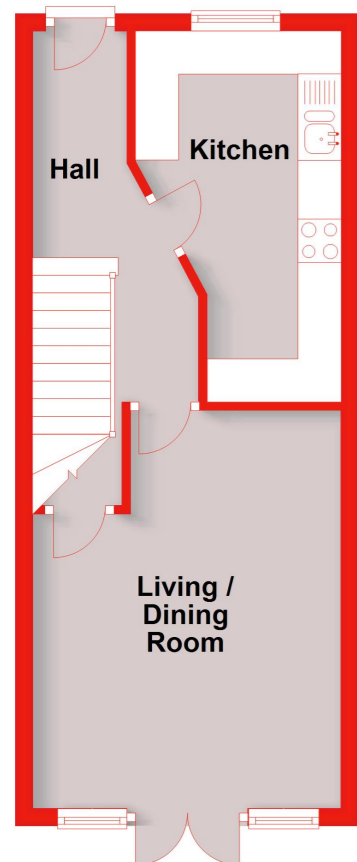




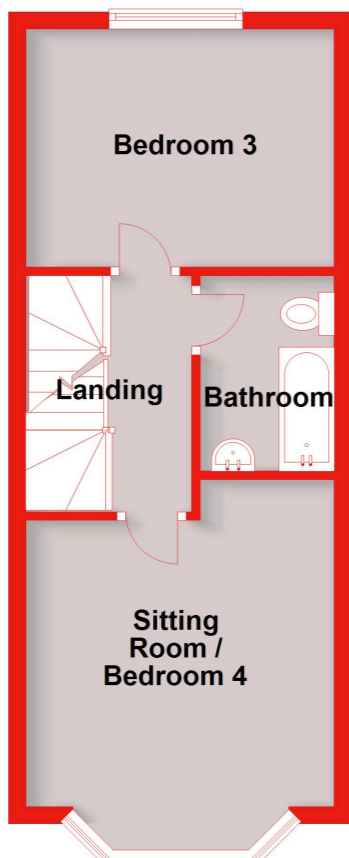
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



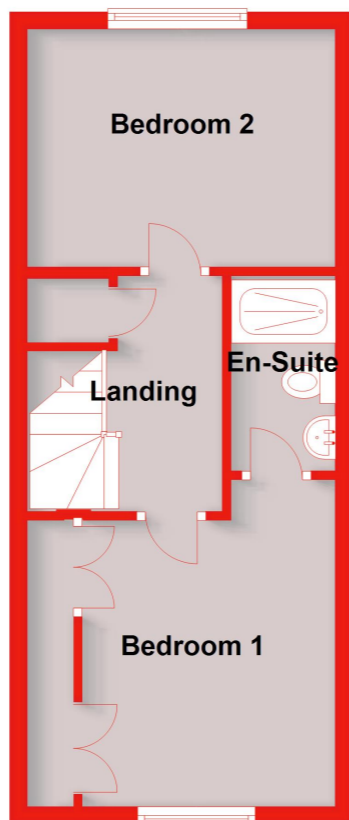
Ground Floor
 Approx. 32.1 sq. metres (345.5 sq. feet)



First Floor
 Approx. 32.7 sq. metres (352.0 sq. feet)



Second Floor
 Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 96.9 sq. metres (1042.9 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate.
 Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

6 Dairy Close, Bromley, Kent BR1 4DW

£550,000 Freehold

- Three Bedroom Townhouse
- Two Receptions
- Fitted Kitchen With Appliances
- Low Maintenance Rear Garden
- Modern Townhouse
- Bathroom, En Suite Shower
- Gas Central Heating, Double Glazing
- Two Allocated Parking Bays

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



6 Dairy Close, Bromley, Kent BR1 4DW

This is a modern four bedroom mid terrace townhouse located in this private cul-de-sac, convenient for local shops and Sundridge Park Railway Station. Accommodation on the ground floor comprises, an entrance hall, modern fitted kitchen with built in appliances, and a dining Room / living Room. On the first floor there is a sitting room/bedroom with bay window overlooking the garden, bedroom 3 and a family bathroom. On the second floor, there is a master bedroom with built in wardrobes and en suite shower room, and a further bedroom. The property has the benefit of gas central heating by radiators and double glazing. Outside there is a mainly paved rear garden and two car parking spaces to the front.

Location

Dairy Close is situated off Plaistow Lane conveniently located close to shops in Sundridge Parade with Sundridge Park Station just beyond, serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



Ground Floor

Entrance Hall

Laminate floor, radiator.

Kitchen

4.29m x 2.36m (14' 1" x 7' 9") Double glazed windows to front, range of modern fitted wall and base cupboards with work surfaces over, inset one and a half sink and drainer with mixer taps, built in gas hob with extractor hood over, double oven, washing machine, dishwasher, fridge freezer, cupboard housing Intergas gas fired boiler.

Dining Room / Living Room

4.80m x 3.56m (15' 9" x 11' 8") Double glazed windows and double doors to rear onto garden, laminate floor, radiator.

First Floor

First Floor Landing

Radiator.

Sitting Room

4.04m x 3.58m (13' 3" x 11' 9") Double glazed bay window to rear, radiator.

Bedroom 3

3.61m x 2.74m (11' 10" x 9') Double glazed windows to front, radiator.

Bathroom

Part tiled walls, white suite comprising panel bath with shower and folding screen, pedestal washbasin, low suite WC, extractor, radiator.

Second Floor

Second Floor Landing

Airing cupboard housing lagged hot water cylinder.

Bedroom 1

3.78m x 2.97m (12' 5" x 9' 9") Double glazed windows to rear, two built in double wardrobes, radiator.

En Suite Shower Room

Part tiled walls, white suite comprising shower cubicle, pedestal washbasin, low suite WC, shaver point, extractor, radiator.

Bedroom 2

3.61m x 2.87m (11' 10" x 9' 5") Double glazed windows to front, radiator.

Outside

Rear Garden

Mainly paved with mature shrubs and trees, outside tap.

Parking Spaces

Two private parking spaces.

Communal Grounds

There is currently a charge of £20.00 per month towards costs of the upkeep of the communal grounds to the front of the property. Payable six months of the year.

Additional Information

Council Tax

London Borough of Bromley Band E
2024/25 Amount payable £2382.98

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT. (Proctors are not taking holding deposits)
SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent.
SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent.
UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.
LOST KEY(S) OR OTHER SECURITY DEVICE(S) Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s).
VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation.
CHANGE OF SHARER (TENANT'S REQUEST) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.
EARLY TERMINATION (TENANT'S REQUEST) Tenants shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge.
OTHER PERMITTED PAYMENTS: Rent * Utilities and council tax/TV licence * Communication services, cable, satellite, installation and subscription * Default fees * Any other permitted payments, not included above, under the relevant legislation including contractual damages.
TENANT PROTECTION Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

