

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	69	
(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	



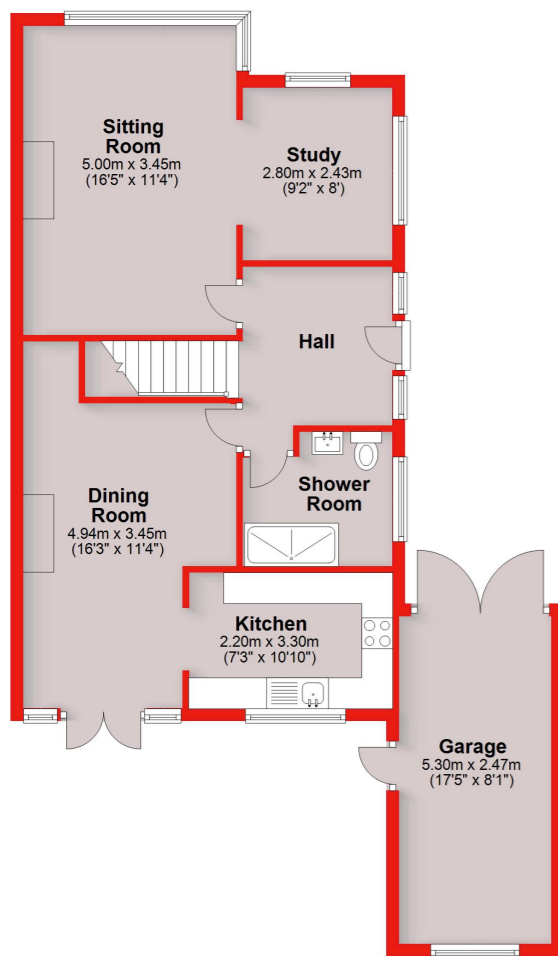
Viewing by appointment with our Bromley Office - 020 8460 4166

25 Broadlands Road, Bromley, Kent BR1 5DE

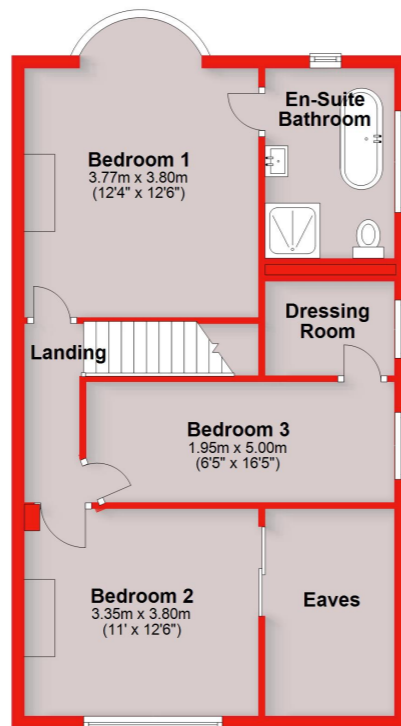
Guide Price £595,000 Freehold

- Extended Semi Detached
- Luxury Fitted Kitchen
- Gas CH, Double Glazing
- Bath & Shower Rooms
- Three Bedrooms
- No Chain
- Three Reception Rooms.
- Garage, Drive, Gardens

Ground Floor
 Approx. 76.8 sq. metres (826.3 sq. feet)



First Floor
 Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 131.5 sq. metres (1415.3 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 FloorPlanUp.

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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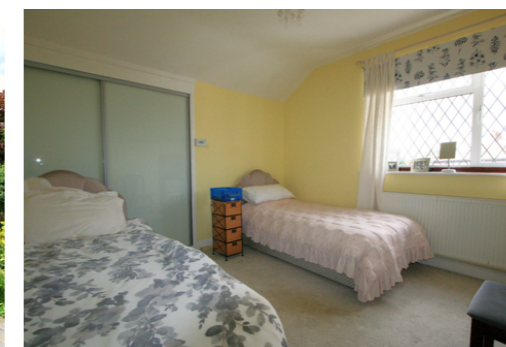


25 Broadlands Road, Bromley, Kent BR1 5DE

Proctors Bromley Office are delighted to offer this three bedroom semi detached chalet style property which has been extended and much improved in recent years. Accommodation comprises on the ground floor, entrance hall, sitting room with feature fireplace, study, dining room, luxury modern fitted kitchen with built in appliances and modern shower room. On the first floor there is a landing with access to loft, main bedroom with luxury en suite bathroom with both bath and shower cubicle, two further good size bedrooms a dressing room, and eaves storage space. The property has the benefit of gas central heating by radiators and double glazing. Outside there is a front garden with brick paved driveway giving access to a garage to side and a well maintained rear garden. The property is offered chain free.

Location

Broadlands Road is a pleasant tree lined residential road running between Ridgeway Drive and Burnt Ash Lane. Local shops are available either at Grove Park or on Burnt Ash Lane, including a branch of Lidl. The nearest station is Grove Park serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



Ground Floor

Hall

Front door with full height double glazed windows either side, laminate floor, central heating thermostat, radiator.

Sitting Room

5.00m x 3.45m (16' 5" x 11' 4") Double glazed windows to front, laminate floor, feature fireplace, radiator. Opening onto

Study

2.80m x 2.43m (9' 2" x 8' 0") Double glazed windows to side and front, laminate floor, radiator.

Dining Room

4.94m x 3.45m (16' 2" x 11' 4") Double glazed windows and double doors to rear opening onto gardens, feature fireplace, understairs cupboard housing meters, radiator.

Kitchen

2.20m x 3.30m (7' 3" x 10' 10") Double glazed windows to rear, range of luxury modern fitted wall and base cupboards with work surfaces over, inset white sink and drainer with mixer taps, part tiled walls, built in ceramic hob, extractor hood, fan oven, dishwasher, and washing machine, fridge freezer, tiled floor.

Shower Room

Obscure double glazed window, tiled walls, luxury white suite comprising level walk in shower with glazed screen, washbasin and low suite WC, tiled floor, ladder heated towel rail, extractor fan.

First Floor

Landing

Access to part boarded, insulated loft with light via folding ladder.

Bedroom 1

3.77m x 3.80m (12' 4" x 12' 6") Double glazed bay window to front, radiator.

En-Suite Bathroom

Obscure double glazed windows to side and front, part tiled walls, luxury white suite comprising oval contemporary bath, separate walk in shower cubicle with glazed door, rectangular washbasin with drawers below and wall mirror, low suite WC, tiled floor, chrome ladder heated towel rail.

Bedroom 2

3.35m x 3.80m (11' 0" x 12' 6") Double glazed windows to rear over garden, central heating controls, radiator. Sliding doors giving access to

Eaves Storage

Worcester Greenstar Ri gas fired boiler for central heating and hot water, lagged hot water cylinder with immersion heater.

Bedroom 3

1.95m x 5.00m (6' 5" x 16' 5") Double glazed windows to side, radiator. Door to

Dressing Room

1.53m x 2.15m (5' 0" x 7' 1") Double glazed windows to side.

Outside

Front Garden

Laid to lawn with mature shrubs, brick paved driveway providing off road parking.

Garage

5.30m x 2.47m (17' 5" x 8' 1") To side, double doors, personal door to side.

Rear Garden

Mainly laid to lawn with two paved patio areas, flower and shrub borders, shed.

Council Tax

London Borough of Bromley Band E 2023/24 £2251.57

