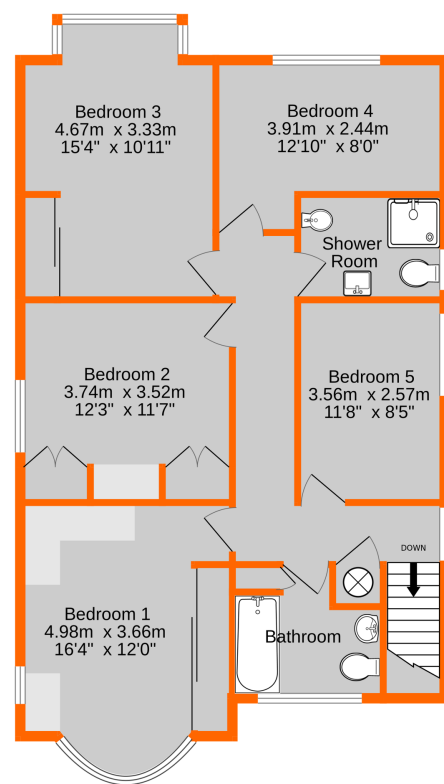
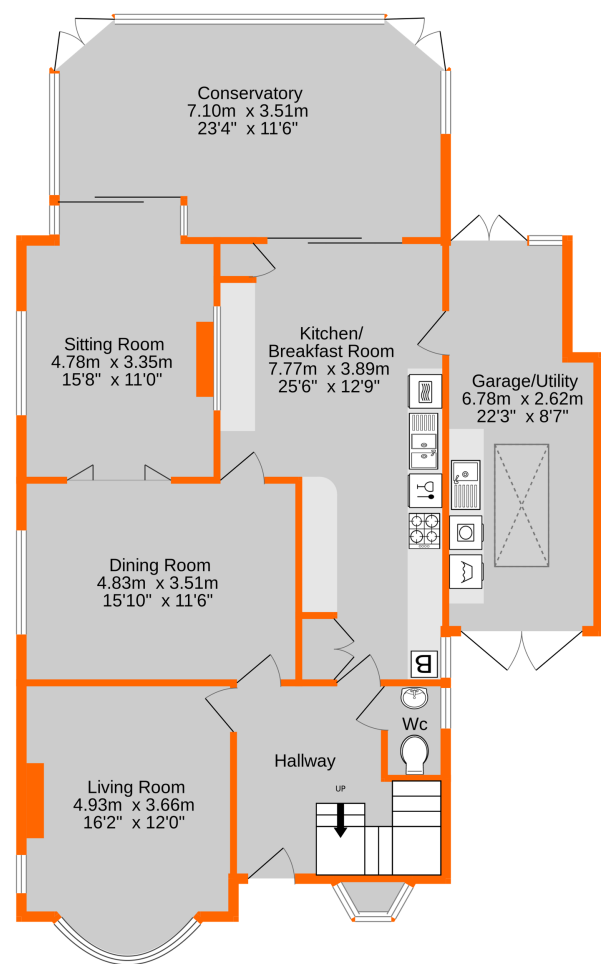


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

1st Floor



TOTAL FLOOR AREA : 213.3 sq.m. (2296 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

29 Celtic Avenue, Bromley, Kent BR2 0RU

Chain Free **£1,080,000** Freehold

- Extended Detached Family Home.
- Quiet Cul-de-sac Position.
- Three Receptions Rooms.
- 23' 4" Double Glazed Conservatory.
- Five Good Size Bedrooms.
- Short Walk Highfield Schools.
- 25' 6" Kitchen/Breakfast Room.
- Attractive 85' x 39' Max Garden.

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 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 - www.proctors.london





## 29 Celtic Avenue, Bromley, Kent BR2 0RU

Charming Chain Free, extended five bedroom detached family home (about 2296 sq.ft.), in this QUIET CUL-DE-SAC position, a SHORT WALK from the SOUGHT AFTER HIGHFIELD INFANT and JUNIOR SCHOOLS, about 0.8 of a mile from Shortlands Station (Zone 4) and 1.2 miles from Bromley South Station and High Street. The property has three reception rooms, with the 16' 2" living room having a brick fireplace with a quarry tiled hearth. There are glazed double doors from the dining room to the sitting room, which has double glazed patio doors to the 23' 4" double glazed conservatory. The extended 25' 6" kitchen/breakfast room is appointed with an abundance of wall and base units and drawers, wood effect work surfaces, a built in Neff gas hob and Neff electric double oven. From the kitchen there is a door to the 22' 3" garage/utility and the double glazed conservatory has two sets of doors to the garden. Three of the bedrooms have fitted wardrobes, the bathroom is appointed with a white suite and there is a champagne coloured shower room. From the landing there is access via a ladder to the good size loft, which could be converted, subject to the necessary consents. The property has gas fired heating with radiators and double glazing. The attractive 85' x 39' (max) rear garden has a paved terrace on two levels, a lawn area, two timber sheds, various established shrub borders and trees. The property is approached via a brick pavior driveway, providing parking for three/four cars.

### Location

Celtic Avenue is a cul-de-sac position off South Hill Road. Local schools include the sought after Highfield Infant and Juniors, which are a short walk away, Harris Primary Academy and Langley Park Secondary schools. Shortlands station (Zone 4) and shops in Shortlands Village are about 0.8 of a mile away. Bromley High Street is about 1.2 miles away with a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 17 minutes) and frequent services to London Victoria. There are local shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Cumberland Road and Westmoreland Road.



### Ground Floor

#### Entrance

Via covered porch with a light, quarry tiled floor and part glazed leaded light front door to:

#### Hallway

3.35m x 2.74m (11' 0" x 9' 0") Turned staircase to first floor, leaded light front bay window, under stairs storage cupboard with light housing the gas and electric meters and fuse box, double radiator, plate rail

#### Cloakroom

1.42m x 1.04m max (4' 8" x 3' 5") Double glazed side window, radiator, part tiled walls, white low level w.c. and wash basin with a Bristan chrome mixer tap, two white cupboards and two drawers beneath, double wall cupboard

#### Living Room

4.93m into bay x 3.66m (16' 2" x 12' 0") Double glazed front bay window, two double radiators, picture rail, exposed beams to ceiling, double glazed side window, brick fireplace with a coal effect electric fire, a quarry tiled hearth and wooden mantle piece, wall light points

#### Dining Room

4.83m x 3.51m (15' 10" x 11' 6") Double glazed side window, coving, double radiator, wall light points, glazed door to kitchen, glazed folding double doors to:

#### Sitting Room

4.78m x 3.35m (15' 8" x 11' 0") High level double glazed side window, double radiator, double glazed rear patio doors to conservatory, wall light points, pebble effect electric fire with a wooden surround, coving

#### Extended Kitchen/Breakfast Room

7.77m x 3.89m reducing to 2.51m (8' 3") (25' 6" x 12' 9") Appointed with plenty of wall and base units and drawers, three tall storage units, wood effect work surfaces, built in Neff gas hob and Neff electric double oven, stainless steel double sink and drainer with a chrome mixer tap, plumbing/space for dishwasher, two double radiators, space for fridge/freezer, wood effect laminate flooring, wall mounted Worcester boiler, secondary glazed side window, wall tiling between work surface and wall units, double glazed patio doors to conservatory, door to garage, window to sitting room

### Conservatory

7.10m x 3.51m reducing to 2.90m (9' 6") (23' 4" x 11' 6") Double glazed windows to three sides and two sets of double glazed doors to garden, double radiator

### First Floor

#### Landing

L shape with secondary glazed leaded light side window, airing cupboard with two doors housing hot water tank with slatted shelves above, picture rail, dado rail, radiator, access to good size loft via aluminium ladder, boarding, lights

#### Bedroom 1

4.98m x 3.66m including wardrobes (16' 4" x 12' 0") Double glazed front bay window, shaped radiator, small double glazed side window, fitted wardrobes with three mirror fronted sliding doors, two bedside cupboards with two drawers, two low level cupboards and a six drawer chest of drawers, coving, picture rail

#### Bedroom 2

3.74m x 3.52m including wardrobes (12' 3" x 11' 7") Double glazed side window, two double wood effect fitted wardrobes plus two double high level cupboards and a desk with six drawers, coving

#### Bedroom 3

4.67m into bay x 3.33m including wardrobes (15' 4" x 10' 11") Double glazed rear bay window, radiator, coving, picture rail, double fitted wardrobe with two sliding doors

#### Bedroom 4

3.91m x 2.44m (12' 10" x 8' 0" plus door recess) Double glazed rear window, radiator, coving, picture rail

#### Bedroom 5

3.56m x 2.57m (11' 8" x 8' 5") Double glazed side window, radiator, coving, picture rail

#### Bathroom

2.39m x 1.68m (7' 10" x 5' 6") Double glazed front window, radiator, white bath with a chrome mixer tap/shower, Roca white low level w.c. and oval wash basin with three white cupboards and two drawers beneath, Creda warm air heater, coving, tiled walls, wood effect laminate flooring, tall storage cupboard with three doors

### Shower Room

2.62m x 1.40m (8' 7" x 4' 7") Double glazed side window, linen cupboard, Champagne coloured low level w.c. and wash basin, tiled corner shower with a Reding shower and two sliding doors, bidet, tiled walls, radiator

### Outside

#### Rear Garden

About 25.90m x 10.36m (85' x 34') increasing to 11.88m (39') across rear of the house. Brick pavior path either side of the house with gate to the front garden, outside tap, paved terrace on two levels to the rear of the house, crazy paved path to one side and paved path to the other side of the garden leading to two timber sheds, various shrub/flower borders, lawn area, apple and pear trees

#### Garage/Utility

6.78m x 2.62m reducing to 2.08m (6'10") (22' 3" x 8' 7") Double doors to front, double radiator, tiled floor, ceiling downlights, skylight window, double glazed double doors and window to rear, plumbing/space for washing machine, space for tumble dryer, stainless steel sink and drainer with a chrome mixer tap and wood effect work surfaces

#### Front Garden

Brick pavior drive for three/four cars, lawn, shrub/flower beds, outside tap

#### Council Tax

London Borough of Bromley - Band G