



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

9 Bidborough Close, Bromley, Kent BR2 9DW

Chain Free £510,000 Freehold

- Three Bedroom 1960's Townhouse.
- 17' 11" Living Room With Wide Window.
- Dining Room Overlooking The Garden.
- Walking Distance Pickhurst Schools.
- Popular Split Level Design.
- Kitchen & Cloakroom.
- 44' Westerly Facing Garden.
- One Mile Bromley High Street.

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



9 Bidborough Close, Bromley, Kent BR2 9DW

Chain Free three bedroom 1960's built mid terrace split level townhouse, within walking distance of the sought after Pickhurst Infant and Junior Schools and a short walk from bus services to Bromley South Station and High Street, which are about one mile away. Off the hallway are the cloakroom and the integral garage and from the hallway there is a staircase up to the dining room. The dining room has attractive wood block parquet flooring, patio doors leading to the westerly facing garden and a door to the kitchen. The living room is to the front of the property on the first floor, with a wide double glazed window, wood strip flooring and an open fireplace with a marble fire surround. The main bedroom has two built in double wardrobes and the bathroom is appointed with a champagne coloured suite. Gas fired heating with radiators via a Worcester boiler and double glazing (as listed). The 44' westerly facing rear garden has a paved terrace, lawn area, various trees and shrubs. There is parking in front of the garage for one car. A purchaser of this property will probably want to modernise the kitchen, bathroom and cloakroom.

Location

Bidborough Close is a cul-de-sac off Barnhill Avenue. There are shops at the junction of Westmoreland Road and Pickhurst Lane and in the precinct off Letchworth Drive. Bus services pass along Barnhill Avenue with routes to Bromley High Street with The Glades Shopping Centre, The Churchill Theatre and Bromley South Station, which is about one mile away. Local schools include the popular Pickhurst Infant and Juniors and Ravensbourne Secondary school.



Ground Floor

Entrance

Via enclosed porch 1.89m x 1.46m (6' 2" x 4' 9") with double glazed door and front window, double glazed roof, storage cupboard housing the Worcester boiler, bin cupboard, quarry tiled floor, glazed front door to:

Hallway

4.90m x 1.85m (16' 1" x 6' 1") Window to front, radiator, door to lobby with door to garage, understairs recess and a shelved storage cupboard, staircase up to dining room

Cloakroom

Front window, avocado low level w.c. and pedestal wash basin, tiled floor

Dining Room

3.08m x 2.87m (10' 1" x 9' 5") Patio doors to garden, radiator, shallow double cupboard and serving hatch to kitchen, wood block parquet flooring, deep double airing cupboard housing the hot water tank with slatted shelves, staircase to living room, timber ceiling with spot lights, door to:

Kitchen

3.95m reducing to 3.37m (11' 1" x 2.27m (13' 0" x 7' 5")) Brown and cream wall and base units and drawers, laminate work surfaces, stainless steel double drainer and sink with a chrome mixer tap, radiator, plumbing/space for washing machine, space for oven and fridge/freezer, tiled floor, radiator, one wall with tiling above work top, double glazed door and window to rear

Living Room

5.47m x 3.46m (17' 11" x 11' 4") Coving, wide double glazed front window, two radiators, open fireplace with a marble fire surround, slips and hearth, wood strip flooring, staircase up to:

First Floor

First Floor Landing

Loft access, staircase to second floor front landing

Bedroom 1

3.4m x 3.37m plus wardrobes (11' 2" x 11' 1") Double glazed rear window, double radiator, two built in double wardrobes, coving

Bathroom

1.97m x 1.89m (6' 6" x 6' 2") Champagne coloured pedestal wash basin and low level w.c., bath with a chrome mixer tap/hand shower, double glazed rear high level window, heated chrome towel rail, tiled walls

Second Floor

Second Floor Front Landing

Storage cupboard with loft access and radiator

Bedroom 2

3.47m x 2.88m (11' 5" x 9' 5") Double glazed front window, radiator, coving

Bedroom 3

2.50m x 2.44m (8' 2" x 8' 0") Double glazed front window, coving, radiator

Outside

Rear Garden

13.43m x 5.38m (44' x 18') Paved terrace to rear of the house and path to rear access gate, brick built shed, silver birch tree, other trees and shrubs, lawn area

Garage

5.09m x 2.53m (16' 8" x 8' 4") Up and over door, light, gas meter, electric meter, fuse box, power points

Front Garden

Concrete Driveway for one car, small lawn area, shrub and rose beds

Additional Information

Council Tax

London Borough of Bromley - Band E

