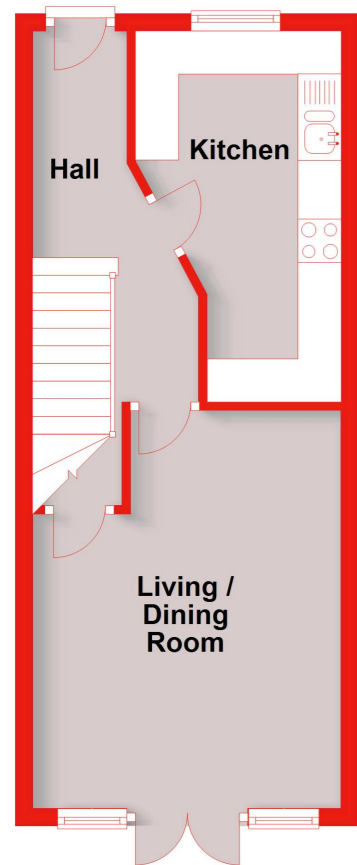




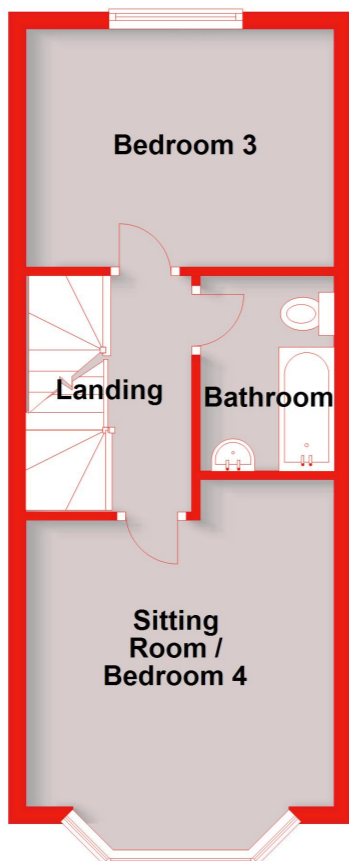
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales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



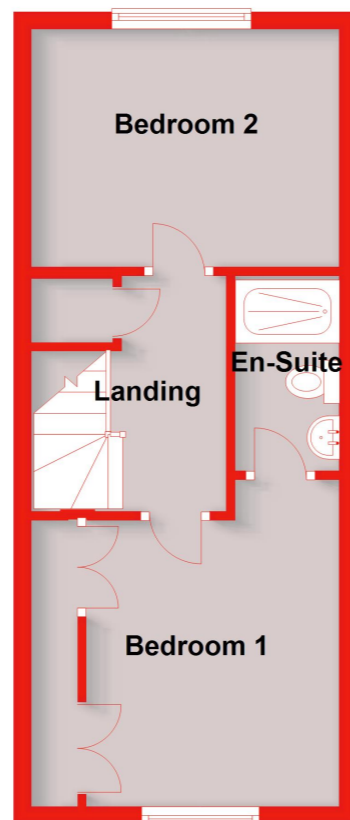
**Ground Floor**  
 Approx. 32.1 sq. metres (345.5 sq. feet)



**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

**Guide Price £550,000 Freehold**

- £550,000 to £575,000
- Two Receptions
- Fitted Kitchen With Appliances
- Garden, Two Parking Spaces
- Modern Townhouse
- Bathroom, En Suite Shower
- Four Bedrooms
- Gas Central Heating, Double Glazing

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 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](http://www.proctors.london)

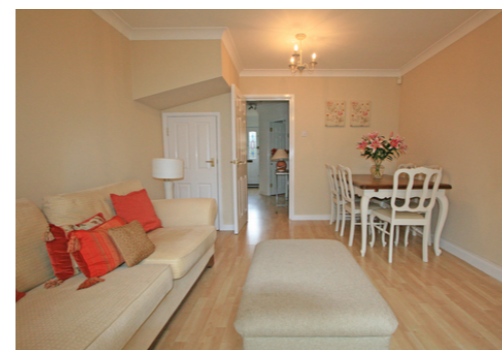


## 6 Dairy Close, Bromley, Kent BR1 4DW

GUIDE PRICE OF £550,000 TO £575,000. 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, Miele washing machine, Bosch 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.

#### Bedroom 4 / 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 parking spaces.

### Additional Information

#### Communal Grounds

There is currently a small charge of approximately £15.00 per month towards costs of the upkeep of the communal grounds to the front of the property.

#### Council Tax

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

