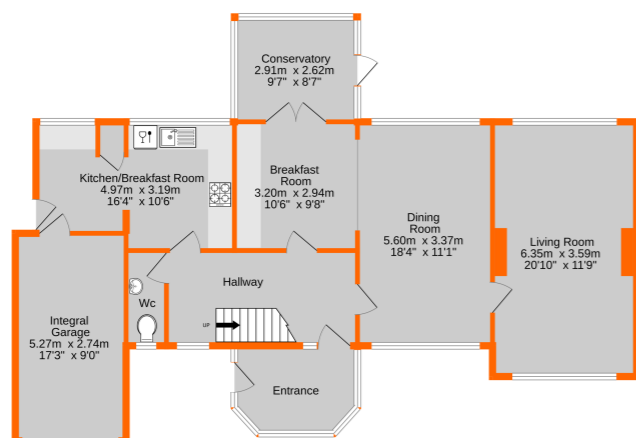
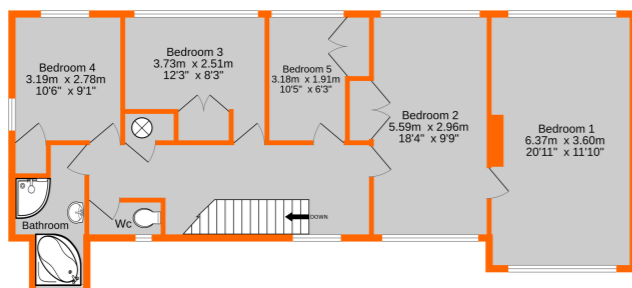


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		79
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 108.5 sq.m. (1168 sq.ft.) approx.



1st Floor  
 91.0 sq.m. (980 sq.ft.) approx.



TOTAL FLOOR AREA : 199.5 sq.m. (2148 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

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

16 Cheriton Avenue, Bromley, Kent BR2 9DD

**£895,000 Freehold**

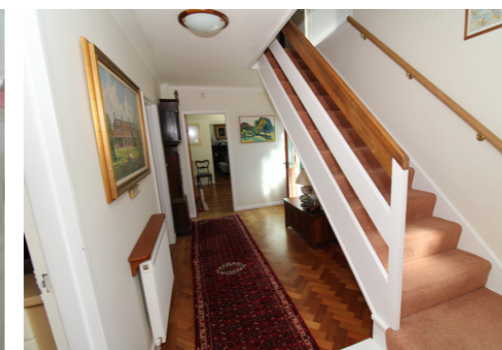
- Substantial Extended Family Home.
- Three Delightful Reception Rooms.
- White Suite Bathroom.
- Attractive 62' x 41' Rear Garden.
- Four/Five Bedroom Detached.
- 16' 4" Kitchen/Breakfast Room.
- Cloakroom & Conservatory.
- Integral Garage & Parking 2 Cars.

## 16 Cheriton Avenue, Bromley, Kent BR2 9DD

Substantial about (2148 Sq. Ft.) extended four/five bedroom detached family home in this popular road about 0.9 of a mile from Bromley South Station and in a convenient location for the sought after Pickhurst Infant and Junior schools. Two generous, delightful double aspect reception rooms both having a coal effect gas fire, a breakfast room with fitted double cupboards with shelving above, double glazed conservatory and 16' 4" kitchen/breakfast room. The hallway, dining room and breakfast room all have attractive wood block parquet flooring in a herringbone design and off the hallway is the white suite cloakroom. The main bedroom is approached via bedroom two and this area could be altered to create a larger main bedroom with en-suite facility and a dressing room, subject to the necessary consents. There are three further bedrooms and a white suite bathroom, with a corner bath and tiled shower with an Aqualisa shower. Gas fired heating with radiators and double glazing. Integral garage approached via a crazy paved driveway and attractive 62' x 41' rear garden, laid mainly to lawn with established mature shrub borders and trees.

### Location

Cheriton Avenue runs between Hayesford Park Drive and Cameron Road and this property is on the corner of Knowlton Green. Bromley High Street is about 0.9 of a mile away with The Glades Shopping Centre, The Churchill Theatre, various restaurants, coffee shops and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Bus services pass along Cameron Road. Local schools include Ravensbourne Secondary and Pickhurst (Ofsted rated Outstanding) Infant and Junior schools. There are shops in the precinct off Letchworth Drive and also at the junction of Pickhurst Lane and Westmoreland Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



### Ground Floor

#### Entrance

Via glazed porch with a tiled floor and part glazed front door to:

#### Hallway

4.79m x 2.28m (15' 9" x 7' 6") Wood block parquet flooring in a herringbone design, radiator, staircase to first floor, double glazed front window, window to side of front door

#### Cloakroom

2.29m x 1m (7' 6" x 3' 3") Double glazed front window, white low level w.c. and wash basin

#### Dining Room

5.6m x 3.37m (18' 4" x 11' 1") Double glazed front and rear windows, cornice, two double radiators, wood block parquet flooring in a herringbone design, coal effect gas fire in a marble fireplace with a white painted wooden fire surround, opening to breakfast room, door to:

#### Living Room

6.35m x 3.59m into alcoves (20' 10" x 11' 9") Double glazed front and rear windows, two double radiators, engineered oak flooring, coal effect gas fire in a marble fireplace, cornice

#### Breakfast Room

3.2m x 2.94m (10' 6" x 9' 8") Four low level double cupboards with shelving above, wood block parquet flooring in a herringbone design, radiator, cornice, glazed double doors to:

#### Conservatory

2.91m x 2.62m (9' 7" x 8' 7") Double glazed windows to three sides, double glazed door to garden, tiled floor

### Kitchen/Breakfast Room

4.97m x 3.19m reducing to 2.78m (9' 1") (16' 4" x 10' 6") Two double glazed rear windows, appointed with cream fronted fitted wall and base units and drawers, wood effect work surfaces, stainless steel sink and drainer with a chrome mixer tap, stainless steel Diplomat electric oven and four ring Diplomat gas hob with a stainless steel extractor canopy above, space for fridge/freezer, radiator, breakfast bar, larder cupboard, plumbing/space for dishwasher, part glazed side door, door to garage

### First Floor

#### Landing

7.35m x 1.28m (24' 1" x 4' 2") Shelved storage cupboard, airing cupboard with slatted shelves housing hot water tank, radiator, double glazed front window, access to loft via aluminium ladder, part boarded with light and insulation

#### Bedroom 2

5.59m x 2.96m (18' 4" x 9' 9") Double glazed front and rear windows, radiator, coving, built in double wardrobe, door to:

#### Bedroom 1

6.37m x 3.6m into alcoves (20' 11" x 11' 10") Double glazed front and rear windows, double radiator, coving

#### Bedroom 3

3.73m x 2.51m plus door recess (12' 3" x 8' 3") Double glazed rear window, radiator, coving, built in double wardrobe

#### Bedroom 4

3.19m x 2.78m (10' 6" x 9' 1") Double glazed side and rear windows, coving, built in single wardrobe, radiator

#### Bedroom 5

3.18m x 1.91m (10' 5" x 6' 3") Double glazed rear window, radiator, built in shelved double wardrobe

### Bathroom

3.55m x 1.82m reducing to 0.92m (3') (11' 8" x 6' 0") Appointed with a white suite of corner half bath, tiled shower with a white shower tray, two glass screens and an Aqualisa Aqualstream shower, wash basin with three cupboards and two drawers beneath and a chrome mixer tap, one wall part tiled, chrome towel rail/radiator, double glazed front window, engineered wood flooring, tiled walls to two sides of the bath

### Separate w.c.

2.02m x 1.06m (6' 8" x 3' 6") Double glazed front window, white low level w.c., engineered wood flooring

### Outside

#### Integral Garage

5.27m x 2.74m (17' 3" x 9' 0") Double glazed side window, wall mounted electric roller door to front (installed in 2024), light and power points, gas meter, consumer unit and electric meter

#### Rear Garden

19m x 12.54m (62' x 41') Attractive garden laid mainly to lawn on two levels with established mature shrub/rose borders and trees, including an apple tree, two outside storage cupboards to the side of the property, outside tap and side access with gate to front garden

#### Front Garden

Large area of lawn, trees, shrub borders, crazy paved driveway for two/three cars leading to the garage

### Additional Information

#### Council Tax

London Borough of Bromley - Band F