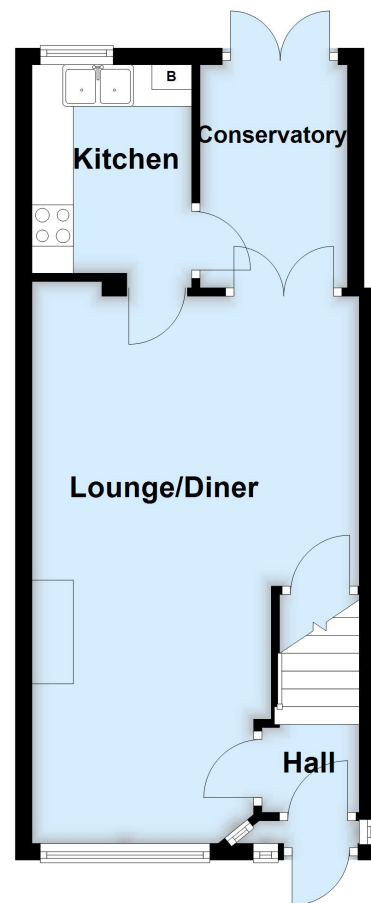


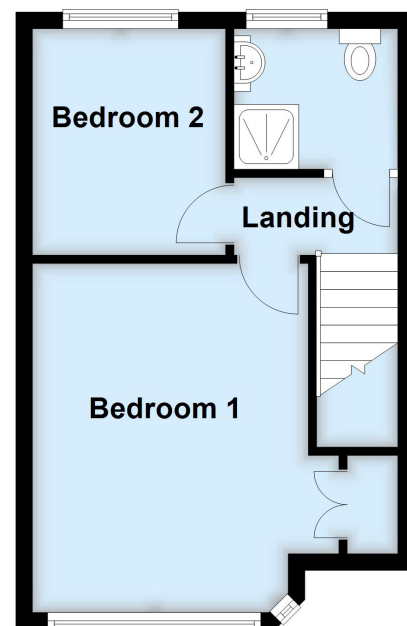
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		63
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



## Ground Floor



## First Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

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 Petts Wood Office - 01689 606666

11 Lovelace Avenue, Bromley, Kent, BR2 8DG

Guide Price £500,000 Freehold

- Stylish Interior
- Spacious Lounge/ Diner
- Recent Shower Room
- Good Transport Links
- Gloss White Kitchen
- Two Bedrooms
- Ideal for Mainline
- Petts Wood Border



## 11 Lovelace Avenue, Bromley, Kent, BR2 8DG

This inner terrace house is conveniently situated on the Bromley/Petts Wood borders, ideal for Petts Wood mainline station, good transport links in the town centre and nearby reputable schools. The stylish interior provides two bedrooms, a generous lounge/diner, re-modelled gloss white kitchen, conservatory and newly fitted first floor shower room. Outside you will note a private frontage for two cars, an attractive rear garden laid to lawn and double garage with power and light. Additional benefits include a well-presented interior, re-fitted kitchen, gas central heating combination boiler serviced in April 2025, double glazed windows, updated circuit breaker, plantation window shutters and new shower suite. Petts Wood offers an array of amenities, restaurants, delis and larger stores. There are several bus routes serving nearby communities Bromley and Orpington. Interior viewing comes highly recommended. Exclusive to PROCTORS.

### Location

From Petts Wood station, bear right into Queensway, turn left into Woodhurst Avenue, right into Chesham Avenue and Lovelace Avenue is on the left.



### GROUND FLOOR

#### Entrance Porch

Double glazed entrance door and window to front.

#### Entrance Hall

Inner double glazed door, radiator.

#### Lounge/Diner

6.78m x 3.95m (22' 3" x 13' 0") Double glazed bay window to front, radiator, decorative fireplace, wall lights, Amtico flooring.

#### Dining Area

Double glazed French doors to conservatory, vertical radiator, under stairs storage cupboard with gas and electric meter, door to kitchen.

#### Kitchen

2.67m x 1.78m (8' 9" x 5' 10") Double glazed window to rear, range of gloss white wall and base cabinets, built-in electric oven, hob set in quartz worktop, quartz splash back to extractor hood, inset one and a half bowl sink unit, concealed combination boiler (serviced in April), plumbed for washing machine and dishwasher,

recessed ceiling lights, access to storage loft. Door to conservatory.

#### Double Glazed Conservatory

2.69m x 1.73m (8' 10" x 5' 8") Double glazed French doors to garden, high level double glazed windows to side elevations, wall light, Amtico flooring, access to front.

### FIRST FLOOR

#### Landing

#### Bedroom One

4.01m x 3.95m (13' 2" x 13' 0") (into recess) Double glazed bay window to front, plantation shutters, radiator, built-in double wardrobe, large wardrobe with mirrored doors.

#### Bedroom Two

2.67m x 2.34m (8' 9" x 7' 8") Double glazed window to rear, radiator, access to loft via ladder.

#### Shower Room

Double glazed window to rear, a newly fitted contemporary suite comprising shower with drench head and spray, hand wash basin on vanity unit, WC,

Amtico flooring, chrome heated towel rail, tiled interior.

### OUTSIDE

#### Garden

Decked patio, laid to lawn, established borders with mature shrubs, outside tap, path to garage.

#### Double Detached Garage

Detached garage with power and light, up and over door, via vehicle access road.

#### Frontage

Private frontage, off street parking for two cars.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: D

