

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>	77	
(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	

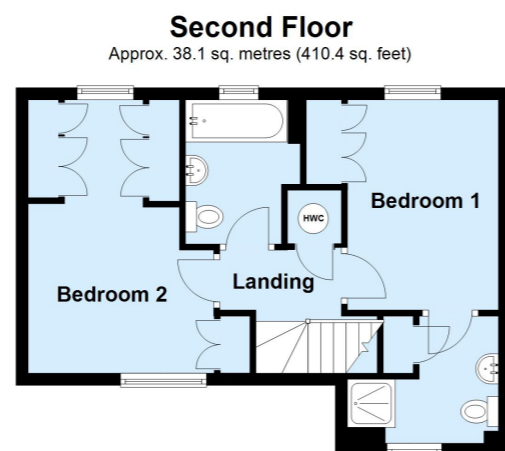
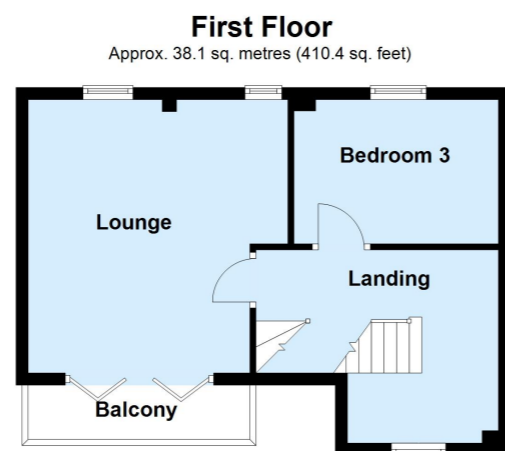
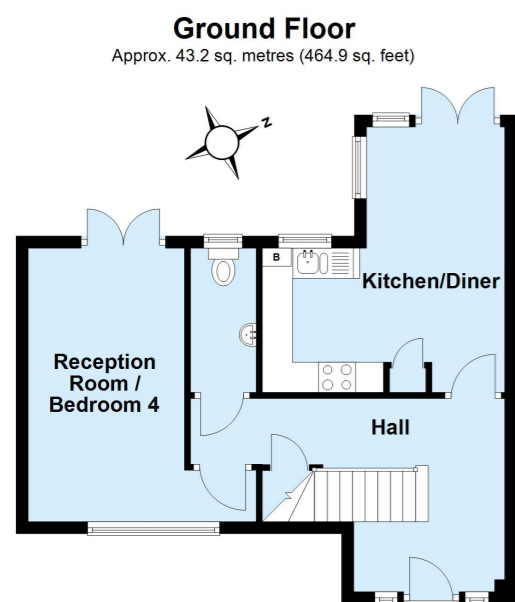


Viewing by appointment with our Petts Wood Office - 01689 606666

6 Wells View Drive, Bromley, Kent, BR2 9UL

**£675,000 Freehold**

- Double Fronted House
- Four Generous Bedrooms
- Breakfast Orangery
- Sizeable Rear Garden
- Three Unique Levels
- One Of Two Constructed
- En-Suite Shower Room
- Galleried Staircase



Total area: approx. 119.4 sq. metres (1285.7 sq. feet)

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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## 6 Wells View Drive, Bromley, Kent, BR2 9UL

Just two constructed of this of this design. A double fronted town house providing a unique floor area, situated within the popular Trinity Village development. The main features of this superb family home have to be the triple height staircase, an impressive galleried landing and first floor character balcony off the main living space to the front elevation, plus a breakfast orangery leading to the generous garden. The spacious accommodation, arranged over three levels, comprises four double bedrooms, a double aspect lounge, L shaped breakfast kitchen, ground floor reception room/4th bedroom, an en-suite shower room off the main bedroom, family bathroom and ground floor cloakroom. Benefits to note include solar roof panels, double glazed windows, gas central heating, pressurised hot water system, ground floor porcelain flooring, integrated kitchen appliances, fitted wardrobes to two bedrooms, private parking bay, remote control ceiling blinds, and CHAIN FREE possession. The property is situated within easy reach of good transport links, reputable nearby schools, easy access to Chatterton Village shops, Bickley mainline station and just a short drive to Bromley town centre and mainline station. Exclusive to PROCTORS

### Location

Trinity Village is situated close to good transport links in Bromley Common, Bickley mainline station, nearby reputable schools and Bromley town centre.



### Ground Floor

#### Entrance Hall

5.19m x 3.17m (17' 0" x 10' 5") ('L' shaped) Double glazed entrance door and side windows, radiator, porcelain tiled floor, a delightful galleried staircase, room thermostat, deep under stairs storage cupboard.

#### Cloakroom

2.40m x 1.05m (7' 10" x 3' 5") Double glazed window to rear, W.C., hand wash basin, radiator, extractor fan, recessed ceiling lights, porcelain flooring.

#### Dining Room/Fourth Bedroom

4.45m x 2.55m (14' 7" x 8' 4") Double glazed window to front, double glazed French doors to garden, radiator.

#### Breakfast Kitchen

4.70m x 4.05m (15' 5" x 13' 3") Double glazed window to rear, range of Shaker style wall and base cabinets, built-in double gas oven, gas hob unit set on worktop, stainless steel extractor hood and splash back, integrated dishwasher, built-under washing machine, integrated fridge/freezer, single sink unit, porcelain flooring, recessed ceiling lights, extractor fan, concealed central heating boiler, open plan to breakfast room.

#### Breakfast Orangery Space

Double glazed French doors and double glazed windows to rear and side, glazed lean-to roof

radiator, electric ceiling blinds. Additional window blinds.

### First Floor

#### First Galleried Landing

4.03m x 3.18m (13' 3" x 10' 5") Double glazed window to front, stairs to second floor.

#### Lounge

4.47m x 4.35m (14' 8" x 14' 3") A bright double aspect room with two sets of double glazed French doors leading to private balcony, two double glazed windows to rear, two free standing bookcases with storage cabinets, two radiators.

#### Bedroom Three

3.40m x 2.40m (11' 2" x 7' 10") Double glazed window to rear, radiator.

### Second Floor

#### Second Landing

#### Bedroom One

3.37m x 2.60m (11' 1" x 8' 6") Double glazed window to rear, built-in wardrobes, radiator, room thermostat, TV point.

#### En-Suite Shower Room

2.42m x 2.19m (8' " x 7' 2") (Into shower) Double glazed window to front, shower cubicle, hand wash basin, W.C., deep built-in storage cupboard, heated towel rail, ceramic tiled floor, recessed ceiling lights, extractor fan

### Bedroom Two

4.47m x 3.07m (14' 8" x 10' 1") A bright double aspect room with double glazed windows to front and rear aspect, three sets of built-in wardrobes, radiator, access to loft via ladder.

### Family Bathroom

2.36m x 1.84m (7' 9" x 6' 0") Double glazed window to rear, white suite comprising bath with mixer tap shower, hand wash basin, W.C., heated towel rail, recessed ceiling lights, extractor fan, ceramic tiled floor.

### Outside

#### Garden

Paved patio area, laid to lawn, established shrubs and trees, garden gate, outside tap, storage shed, exterior lights, electric sun blind.

#### Parking

Allocated parking bay to front.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E

#### Annual Service Charge

Approximately £250.00.

