



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



**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.

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Viewing by appointment with our Bromley Office - 020 8460 4166

8 Southborough Road, Bromley, Kent BR1 2EB  
**£585,000 Freehold**

- Three Bedroom Period Home
- 0.1 Mile To Bickley Station
- Close To Popular Schools
- Side & Rear Gardens
- No Chain
- Spacious Accommodation
- Double Glazed & Central Heating
- Off Street Parking & Garage

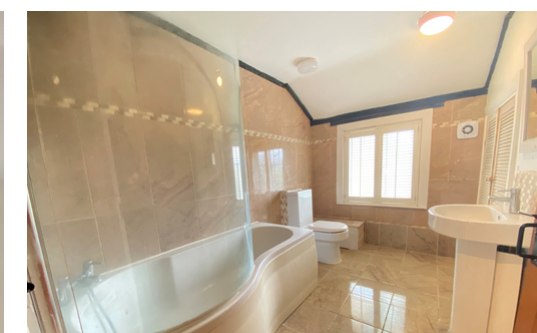


## 8 Southborough Road, Bromley, Kent BR1 2EB

A unique opportunity to acquire a period home in need of updating, set in the heart of Bickley. Accessed via a gravel driveway, the brick fronted property offers flexible and versatile accommodation, arranged over two floors. To the ground floor there is an entrance hall, large kitchen breakfast room with white units, spacious reception room and dining room. To the first floor there are three bedrooms, two being dual aspect and a family bathroom. Outside, the property has a wrap around garden with large decked area, garage and off street parking. The property has some double glazing, gas fired central heating, wooden flooring and plantation shutters. The property offers great scope to create a wonderful and individual home in a popular location.

### Location

Located just a few hundred yards from Bickley station with mainline services into London Blackfriars for the City, as well as London Victoria. Chislehurst station, slightly further away serves both Cannon Street and London Bridge. Local schools, both primary and secondary are within easy reach including Bickley Park primary, Bullers Wood Boys 0.3 mile, Bullers Wood Girls 0.6 mile and Bromley High 0.7 mile. Local shops are available in Southborough Road with bus routes passing close by.



### Ground Floor

#### Entrance Hall

Double glazed door into hall.

#### Dining Room

5.08m x 4.24m (16' 8" x 13' 11") Two double glazed windows to front, plantation shutters, double radiator, wooden flooring, open into:-

#### Reception Room

Dual aspect, double glazed French door to front, double glazed French door to garden, plantation shutters, wooden flooring, two built in storage cupboards, two radiators.

#### Kitchen/Breakfast Room

4.28m x 3.75m (14' 1" x 12' 4") Two double glazed windows to front, range of fitted white high gloss wall and base units, drawer units, worktops over, sink and mixer tap, electric oven and extractor hood, space for washing machine, dishwasher and washing machine, fridge/freezer, tiled flooring, dado rail, ceiling beams, double radiator.

### First Floor

#### Landing

Stairs to first floor.

#### Bedroom 1

4.24m x 3.69m (13' 11" x 12' 1") Dual aspect with double glazed window to front and side, radiator, vaulted ceiling.

#### Bedroom 2

4.21m x 3.60m (13' 10" x 11' 10") Dual aspect with double glazed window to front and side, radiator, access to loft.

#### Bedroom 3

3.23m x 2.13m (10' 7" x 7' 0") Double glazed window to front, radiator, storage recess.

#### Bathroom

Double glazed window to front, shower bath, glass screen, low level w/c, wash hand basin, extractor, built in storage cupboard housing Combi boiler, tiled walls and flooring, radiator, chrome heated towel rail.

### Outside

#### Garden

Side and rear gardens with lawn area, paved patio, decked area, mature shrubs and trees.

#### Parking

Off street parking to the front via a gravel driveway.

#### Garage

4.25m x 2.65m (13' 11" x 8' 8") Single garage.

### Additional Information

#### Council Tax

London Borough of Bromley Band E  
For the current rate please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Broadband and Mobile

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).