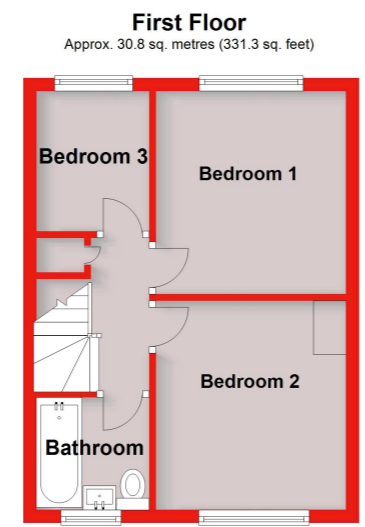
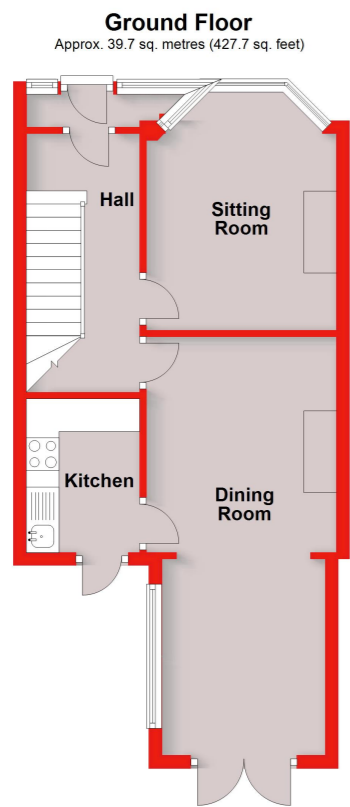




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 70.5 sq. metres (759.0 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

3 Hillcrest Road, Bromley, Kent BR1 4RX
Guide Price £460,000 Freehold

- Extended Terrace House
- 2 Reception Rooms
- Large Garden Workshop/Office
- Lovely Garden
- 3 Bedrooms
- Modern Bathroom
- Double Glazing / Gas C/H
- 2 Parking Spaces, EPC Rating D



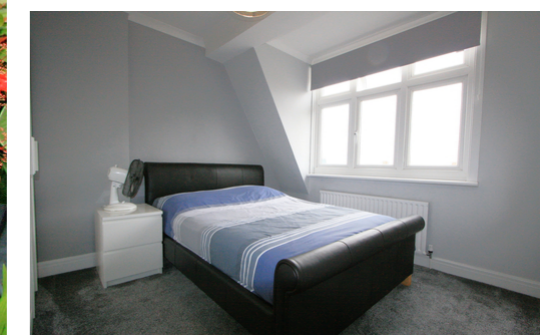
Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited 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 Rent4sure Limited 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

3 Hillcrest Road, Bromley, Kent BR1 4RX

Proctors Bromley is delighted to offer to the market this very well presented mid terrace house which has been extended to the ground floor at the rear. Accommodation comprises 3 bedrooms and modern first floor bathroom, a sitting room, an extended dining room and fitted kitchen. The property features sealed unit double glazing and gas fired central heating via radiators. Outside, is a good size rear garden with raised decked terrace and to the rear a large garden store/workshop/office with double glazing. To the front is a paved driveway with parking for 2 cars.

Location

Hillcrest Road is a no through road situated off Southover. The nearest railway station is Grove Park serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops are available nearby in Downham Way and Burnt Ash Lane.



Ground Floor

Enclosed Porch

Double glazed, tiled floor, light.

Entrance Hall

Varnished floorboards, downstairs cupboard housing electric meter.

Sitting Room

3.60m x 2.91m (11' 10" x 9' 7") Double glazed bay window to front, fireplace with marble hearth and surround, wooden mantle, varnished floorboards, radiator.

Dining Room

6.30m x 2.91m narrowing to 2.50m (20' 8" x 9' 7" to 8' 3") Double glazed casement doors to rear and double glazed window to side, 2 radiators.

Kitchen

2.35m x 1.73m (7' 9" x 5' 8") White gloss wall and base units, stainless steel sink and drainer, work tops, built in oven, gas hob with glazed splashback, cooker hood, plumbing for washing machine, space for fridge freezer, double glazed door to rear.

First Floor

Landing

Airing cupboard housing Worcester gas combination boiler, access to loft.

Bedroom 1

3.34m x 3.00m (10' 11" x 9' 10") Double glazed windows to front, radiator.

Bedroom 2

3.21m x 3.00m (10' 6" x 9' 10") Double glazed windows to rear, radiator.

Bedroom 3

2.30m x 1.72m (7' 7" x 5' 8") Double glazed windows to front, laminate floor, ceiling down lighters, radiator.

Bathroom

Modern white suite, panelled bath with shower over tiled surround, hand basin with cupboard under, low level w.c., tiled walls, chrome ladder radiator, double glazed windows to rear.

Outside

Garden

Approximately 11.6m (38') plus side return and garden store/workshop, decked terrace with outside tap, steps down to lawn.

Garden Store/Workshop / Home Office

Approximately 2.850m x 4.420m (9' 5" x 14' 6") Light and power, double glazed windows to front.

Council Tax

London Borough of Bromley Council Tax Band C - £1637.50pa 2023/24

