

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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

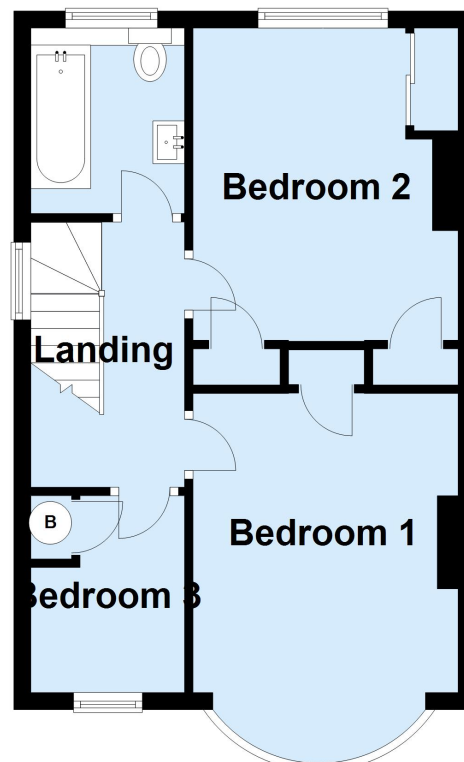
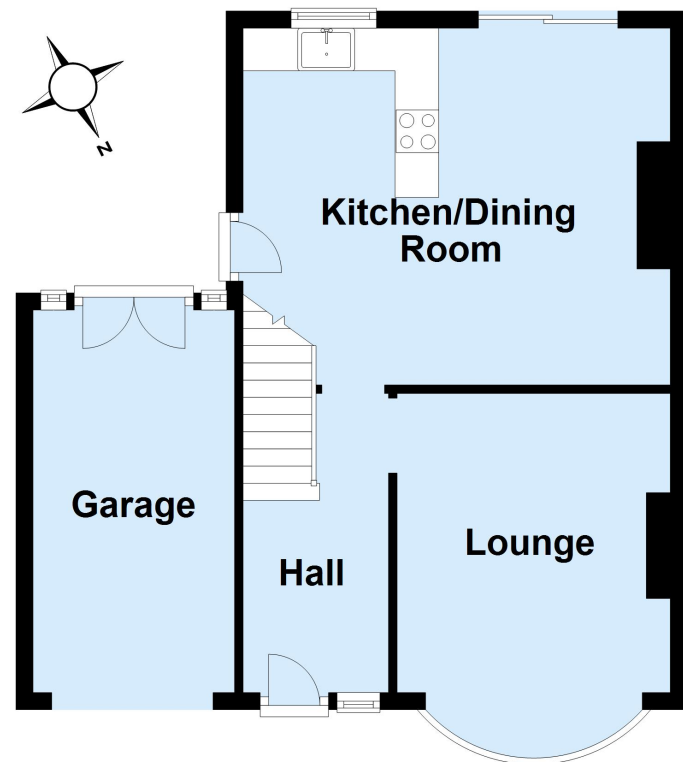


## Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)

## First Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



Total area: approx. 89.7 sq. metres (965.8 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

326 Southborough Lane, Bromley, Kent, BR2 8AA

**Guide Price £550,000 Freehold**

- Chain Free property
- Three Bedrooms
- Separate Living Room
- South Facing Garden
- Bay Fronted Semi Det
- Social Dining Kitchen
- Contemporary Bathroom
- Attached Garage/Utility

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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## 326 Southborough Lane, Bromley, Kent, BR2 8AA

GUIDE PRICE £550,000 TO £575,000

This 1930's bay-fronted semi-detached house is set back off Southborough Lane on the Bickley/ Petts Wood borders, convenient for reputable schools, good transport links (serving Bromley, Petts Wood and Orpington) and 'The Fairway' for local shops. The property is equidistant to two mainline stations (Bickley and Petts Wood) serving five London mainline stations, plus Canary Wharf via Lewisham and ThamesLink service via Bromley South. The property offers three bedrooms, a social dining kitchen to rear aspect, separate living room, contemporary white bathroom with shower and generous rear garden, laid to lawn. The attached garage has been partially adapted to offer a utility area with double glazed French doors accessed via the kitchen and part covered area. There is a private driveway for off road parking for two cars. Benefits include CHAIN FREE AVAILABILITY, double glazing, neutral interior and recent combination boiler. In our opinion there is scope to extend the property to the side and rear elevations, or perhaps add a loft conversion to mirror neighbouring properties (subject to the usual planning consents). EXCLUSIVE TO PROCTORS.GUIDE p

### Location

From Petts Wood mainline station proceed towards Bromley via Queensway and Frankwood Avenue. Continue into Southborough Lane and the property is on the left, just before Fontwell Drive.



### Ground Floor

#### Entrance Hall

3.62m x 1.68m (12' 0" x 5' 6") Panelled entrance door, radiator, recessed ceiling lights, semi open plan to dining kitchen, under stairs cupboard with meters.

#### Lounge

4.19m x 3.14m (13' 9" x 10' 4") Double glazed bay window, fitted Venetian blinds, alcove shelves, radiator.

#### Social Living Space

4.96m x 4.17m (16' 3" x 13' 8") (Into alcove)

#### Kitchen Area

Double glazed window and double glazed door to side, range of white gloss wall and base cabinets, built-in double electric oven, induction hob set in peninsular work surface, fitted dishwasher, recessed fridge, recessed ceiling lights, open plan to dining area.

#### Dining Area

Double glazed sliding patio doors to garden, alcove shelves, radiator, recessed ceiling lights.

### First Floor

#### Landing

Double glazed window to front, access to loft via ladder.

#### Bedroom One

4.34m x 3.06m (14' 3" x 10' 0") (Into alcove) Double glazed bay window to front, built-in cupboard, radiator.

#### Bedroom Two

3.68m x 3.08m (12' 1" x 10' 1") (Into alcove) Double glazed window to rear, built-in wardrobe, two built-in cupboards, radiator.

#### Bedroom Three

7' 7" x 6' 0" (2.30m x 1.80m) Double glazed window to front, built-in cupboard housing combination boiler, radiator.

#### Bathroom

2.13m x 1.72m (7' 0" x 5' 8") Double glazed window to rear, white suite comprising bath with built-in shower, built-in controls, glass shower screen, rain forest shower head, wall mounted hand wash basin, back to wall W.C., extractor fan, chrome heated towel rail,

### Outside

#### South Facing Garden

Patio areas, laid to lawn, established shrubs and trees, access to attached garage, raised planter, garden shed.

#### Attached Garage (Semi Utility Room)

4.62m x 2.48m (15' 2" x 8' 1") Double glazed French doors and windows to rear, power and light, plumbed for washing machine, tap, up and over door.

#### Frontage

Block-paved frontage with established border, parking for two cars.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E