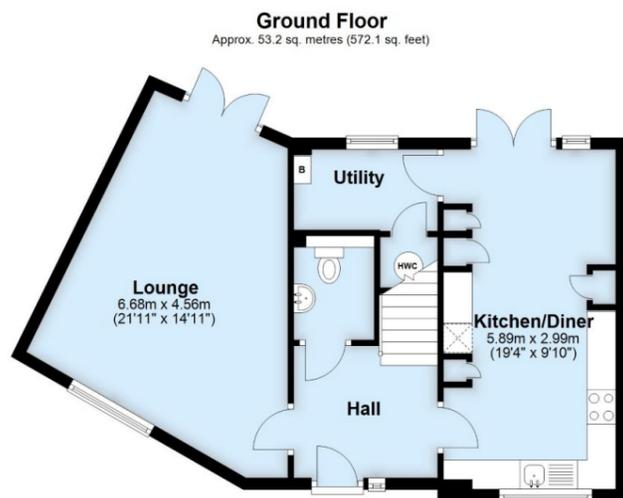


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 106.0 sq. metres (1141.3 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.
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 at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

7a Larch Way, Bromley, Kent, BR2 8DT

Guide Price £600,000 Freehold

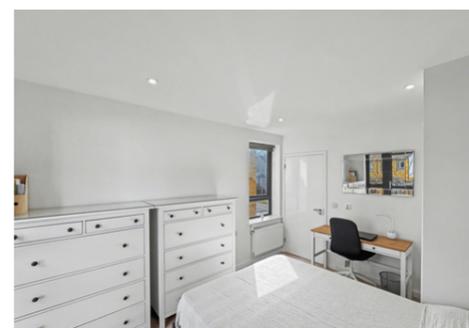
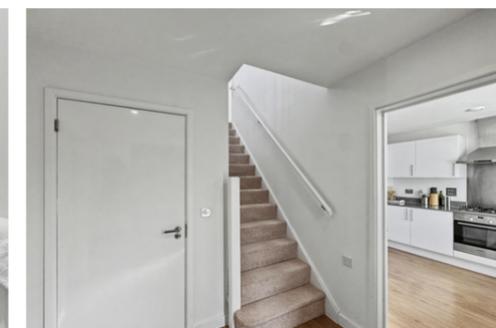
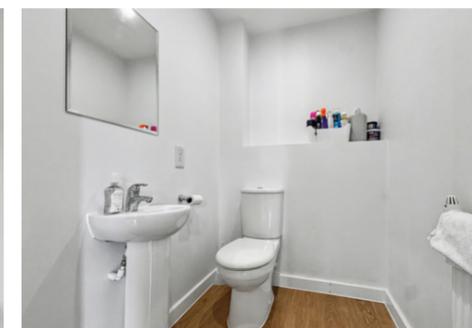
- 🕒 2013 Constructed
- 🏠 Deceptively Spacious
- 🍴 Dining Kitchen
- 📍 Petts Wood Borders
- 🏠 End of Terrace House
- 🛏 Three Double Bedrooms
- 🚿 Bathroom & En-Suite
- 🚗 Parking Three Cars

7a Larch Way, Bromley, Kent, BR2 8DT

A CONTEMPORARY FAMILY HOUSE WITH NO ONWARD CHAIN. Look inside this modern 2013 constructed end of terrace house offering a spacious floor area, plus a light and airy feel throughout. The property features three double bedrooms, an en-suite shower room off the main bedroom, a generous double-aspect living space, a sizeable double-aspect dining kitchen, separate utility room, spacious cloakroom off the entrance hall and family bathroom with additional shower over the bath. Features include a light double-aspect hall landing with French doors to Juliette balcony, a modern gloss white kitchen with integrated appliances to include two separate ovens, two integrated freezers, quartz work surfaces. Modern recessed lighting, double glazed windows, gas central heating, a pressurised hot water system, EPC 'C' rating, neutral interior, under floor heating in the bathrooms, Photovoltaic (PV) roof panel system and CHAIN-FREE occupation. Outside you will note a private driveway with front garden, parking for three cars and a family-sized rear, garden laid to lawn with two storage sheds. Larch Way is situated on the Bromley/Petts Wood borders, convenient for Petts Wood amenities, transport links on your door step, Petts Wood mainline station, reputable nearby schools, plus an abundance of open green spaces and woodland. Exclusive to Proctors.

Location

Larch Way is situated on the Bromley/Petts Wood borders, convenient for Petts Wood amenities, mainline station and reputable schools.



Ground Floor

Entrance Hall

Wide entrance door with side window, radiator, recessed ceiling lights.

Spacious Cloakroom

WC, hand wash basin, radiator, recessed ceiling lights, extractor fan, shaver point.

Lounge

Double glazed window to front, double glazed French doors to garden, two radiators, recessed ceiling lights.

Dining Kitchen

Double glazed window to front, range of gloss white cabinetry, built-in Bosch electric oven and gas hob unit set in quartz work surface, stainless steel splash back to extractor chimney, additional Bosch electric oven, integrated fridge and freezer, additional integrated freezer, integrated dishwasher, recessed ceiling lights, extractor fan.

Dining Area

Double glazed French doors to garden, radiator, door to utility room.

Utility Room

Double glazed window to rear, wall mounted central heating boiler, built-in cupboard housing pressurised hot water cylinder and associated plumbing, circuit breaker, radiator, space for washing machine and tumble dryer (negotiable), extractor fan.

First Floor

Double-Aspect Landing

Double glazed French door to Juliette balcony, Double glazed window to rear, radiator, access to loft, recessed ceiling lights, room thermostat.

Bedroom One

Double glazed French doors to Juliette balcony, double glazed window to side, built-in double wardrobe, radiator, recessed ceiling lights, door to en-suite.

En-Suite Shower Room

Double glazed window to front, white suite comprising shower cubicle with built-in controls, hand wash basin, back to wall WC, chrome heated towel rail, recessed ceiling lights, extractor fan, shaver point, ceramic tiled floor with under floor heating.

Bedroom Two

Double glazed window to rear, radiator, recessed ceiling lights.

Bedroom Three

Oriel double glazed oriel window and double glazed window to front, built-in double wardrobe, radiator, recessed ceiling lights.

Family Bathroom

Double glazed window to front, white suite comprising bath with built-in shower and screen, wall mounted WC, hand wash basin, chrome heated towel rail, shaver point, recessed ceiling lights, extractor fan, ceramic tiled floor with under floor heating.

Outside

Rear Garden

Paved patio area, laid to lawn, two garden sheds. Side entrance.

Frontage

Block paved frontage, parking for 3 cars, garden laid to lawn, mature hedge, side access.

ADDITIONAL INFORMATION

Council Tax

Local Authority : Bromley
Council Tax Band : E

