

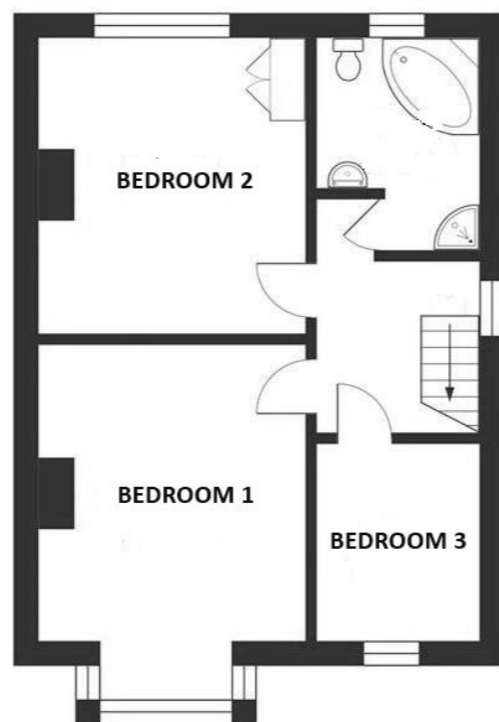
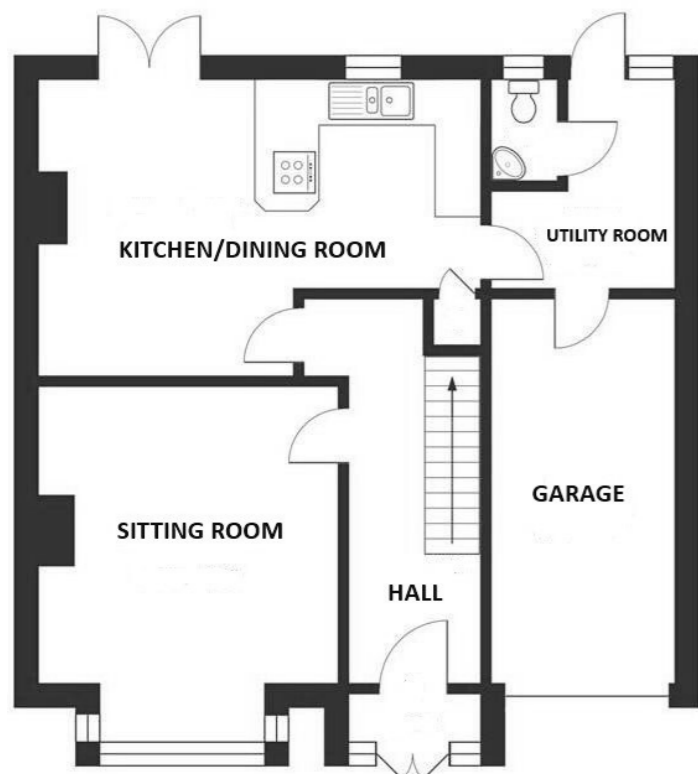


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR



Approximate Gross Internal Floor Area 130 Sq.M. (1400 Sq.Ft.)



Viewing by appointment with our Bromley Office - 020 8460 4166

167 Ridgeway Drive, Bromley, Kent BR1 5BX

**Guide Price £660,000 Freehold**

- Well Presented Semi-Detached House
- Sitting Room
- Utility Room & Cloakroom.
- Double Glazing & Gas C/H
- 3 Bedrooms
- Modern Kitchen/Dining Room
- Modern Bathroom With Separate Shower
- Lovely Garden, Garage, EPC 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 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.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)

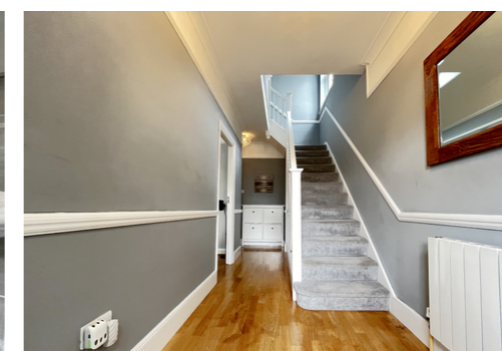
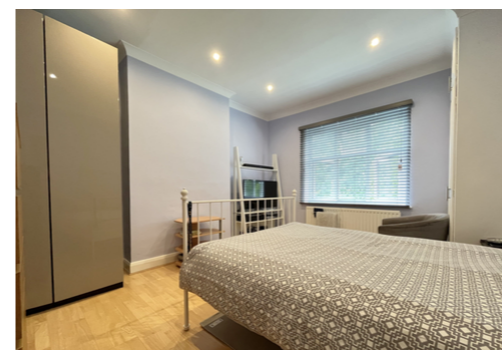


## 167 Ridgeway Drive, Bromley, Kent BR1 5BX

Proctors Bromley office is delighted to offer this spacious and well presented semi-detached house with attached garage to side. Accommodation comprises 3 bedrooms, a first floor bathroom with separate shower cubicle, a good size sitting room, a splendid open plan kitchen/dining room, a utility room and a ground floor cloakroom. Features include, sealed unit double glazing and gas fired central heating via a combination boiler. Outside, is a large well maintained garden to rear and to the front a private drive with parking for 2 cars.

### Location

Situated in a pleasant tree lined residential road towards the New Street Hill end opposite Briary Gardens, convenient for local shops in Burnt Ash Lane, including a branch of Lidl, and Grove Park railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



### GROUND FLOOR

#### Entrance Hall

Entered via a enclosed double glazed porch, wood floor, understairs cupboard housing electric meter, radiator.

#### Sitting Room

4.90m x 4.16m (16' 1" x 13' 8") Double glazed bay to front with shutters, wood floor, gas coal effect fire with cast iron fireplace and tiled slips, wood floor, ceiling downlighters, radiator.

#### Kitchen/Dining Room

4.12m x 6.05m (13' 6" x 19' 10") (Dining Area) Double glazed casement doors to rear, tiled floor, ceiling downlighters, radiator. (Kitchen Area) Gloss wall and base units, work tops, stainless steel sink and drainer, breakfast bar, gas hob and built-in oven, cooker hood, cupboard housing gas fired combination boiler, large built-in larder cupboard, tiled floor, ceiling downlighters, double glazed window to rear, door to:-

#### Utility Room

3.40m x 2.55m max (11' 2" x 8' 4") Double glazed window and door to rear, tiled floor, plumbing for washing machine, ceiling downlighters, door to garage.

#### Cloakroom

Double glazed window to rear, low level w.c. hand basin, tiled walls and floor.

### FIRST FLOOR

#### Landing

Double glazed stained glass window to side, access to loft.

#### Bedroom 1

4.90m x 3.72m (16' 1" x 12' 2") Double glazed bay to front with shutters, ceiling downlighters, radiator.

#### Bedroom 2

4.13m x 3.72m (13' 7" x 12' 2") Double glazed windows to rear, fitted wardrobe, ceiling downlighters, radiator.

#### Bedroom 3

2.79m x 2.26m (9' 2" x 7' 5") Double glazed oriel window to front with shutters, ceiling downlighters, radiator.

#### Bathroom

2.97m x 2.23m (9' 9" x 7' 4") White suite comprising corner panelled bath, pedestal hand basin, low level w.c., corner shower cubicle, tiled floor and walls, ceiling downlighters, radiator with towel rail, double glazed window to rear.

### OUTSIDE

#### Garage

5.060m x 2.670m (16' 7" x 8' 9") Up and over door, light and power, door to utility room.

#### Rear Garden

Approximately 36.570m (120' 0") Crazy paved patio area with outside tap, steps down to lawn, shrub borders.

#### Parking

Brick paved private drive with parking for 2 cars.

### Additional Information

#### Council Tax

London Borough of Bromley Band E  
£2,382.98 for 2024/25

