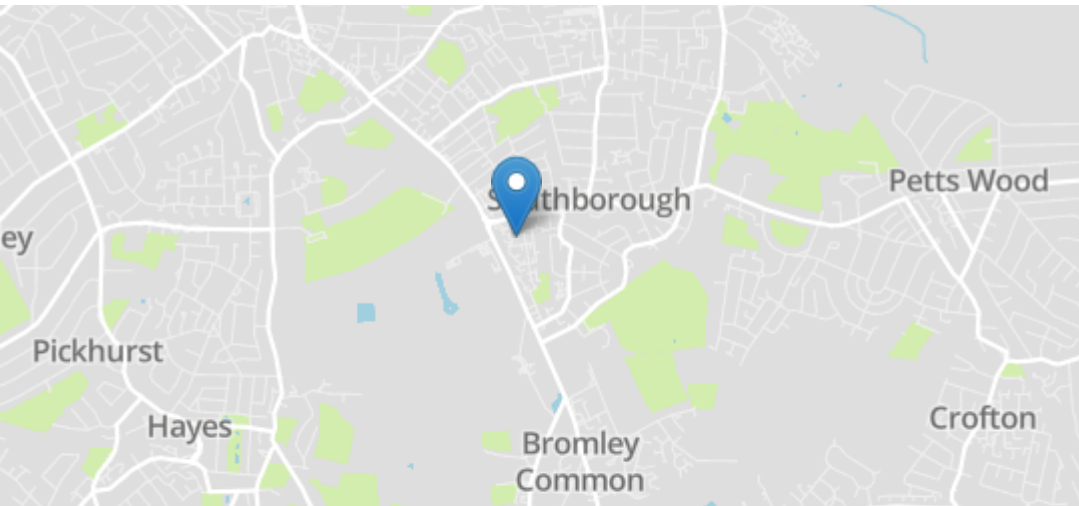
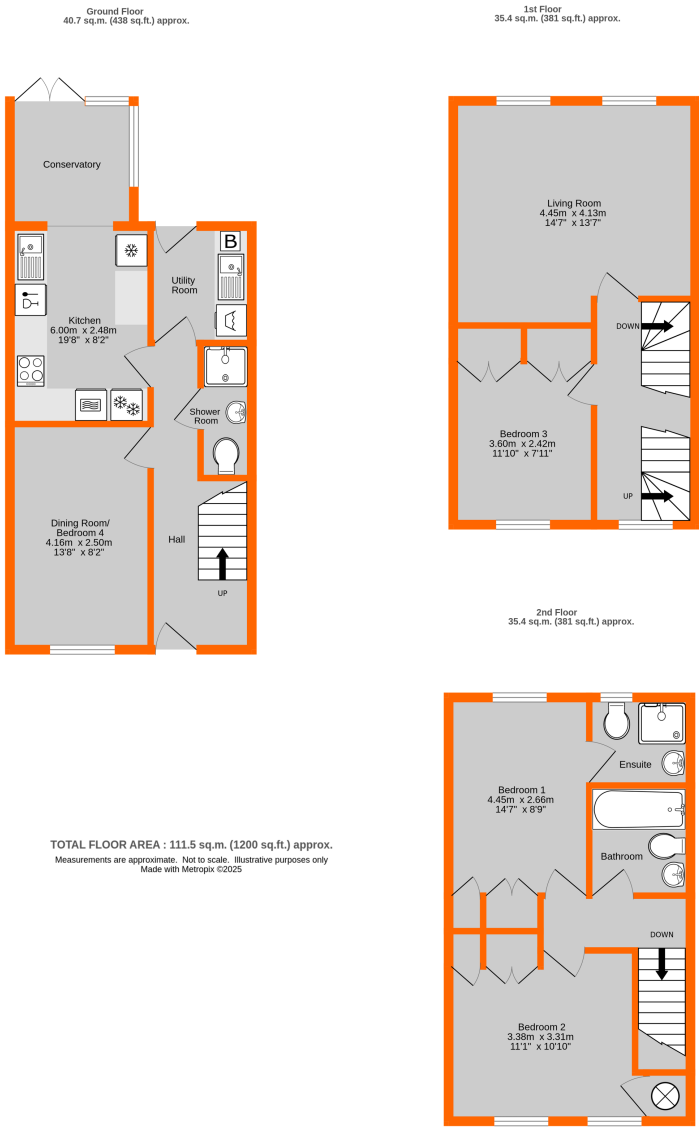




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Bromley Office - 020 8460 4166

8 Hawksmoor Grove, Bromley, Kent BR2 9GN

£625,000 Freehold

- Three Bedroom Town House
- Bedroom With En Suite
- Allocated Parking Space
- Ideal For Local Schools
- Separate Living Room & Dining Room
- Modern Kitchen & Conservatory
- 1.1 Mile To Bickley Station
- Internal Viewing High Recommended

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.
For further details please visit our website - www.proctors.london



8 Hawksmoor Grove, Bromley, Kent BR2 9GN

Trinity Village, three/four bedroom modern town house being end of terraced, set within this popular development close to all amenities. Entrance hall with built in storage, wood effect kitchen with integrated appliances which opens in to the conservatory area. Separate utility room, dining room/bedroom 4 and shower room. The first floor offers a large lounge over looking the rear and bedroom. To the top floor with main bedroom and en-suite, further bedroom and a bathroom. Benefits include double glazing throughout, gas fired central heating, solar panels, low maintenance paved rear garden and allocated parking space to the front. The property is located within the sought after Trinity Village development close to local shops, schools and amenities, bus routes and both Bickley and Bromley train stations just a short drive away providing great transport links into London.

Location

The development is accessed via Mackintosh Street which is off Crown Lane. Local shops are close at hand in Chatterton Village and also located on Southbrough Lane. The nearest station is Bromley South where there are fast services to London Victoria. Regular bus services are available on Bromley Common and connect the local area. A good selection of local schools are close by, along with open recreational green spaces.



Ground Floor

Entrance Hall

Composite door into, under stairs storage cupboard, radiator, laminate flooring.

Dining Room / Bedroom Four

4.16m x 2.50m (13' 8" x 8' 2") Double glazed window to front, wood laminate flooring, radiator.

Kitchen

6.00m x 2.48m (19' 8" x 8' 2") Fitted with a range of wood effect wall and base level units with surfaces over, stainless steel sink/drainers unit, built in electric oven and hob, extractor hood, Integrated dishwasher and fridge/freezer, space for washing machine, part tiled walls, flooring as laid, radiator, opening in to;

Conservatory

White UPVC double glazed French doors to rear garden, wood laminate flooring.

Shower Room

2.92m x 0.79m (9' 7" x 2' 7") Low level w.c, pedestal wash hand basin, shower cubicle, radiator, tiled walls.

Utility Room

1.88m x 1.65m (6' 2" x 5' 5") Double glazed door to rear, space for washing machine, sink/drainers unit, radiator. Fitted wall and base units.



First Floor

Landing

Double glazed window to front.

Living Room

4.45m x 4.13m (14' 7" x 13' 7") Double glazed windows to rear, two radiators.

Bedroom 3

3.60m x 2.42m (11' 10" x 7' 11") Double glazed window to front, radiator, built in wardrobes.

Second Floor

Bedroom One

4.45m x 2.66m (14' 7" x 8' 9") Double glazed window to rear, radiator, built in wardrobes.

En Suite

1.70m x 1.60m (5' 7" x 5' 3") Double glazed window to rear, fitted with a white suite comprising; low level w/c, pedestal wash basin, shower cubicle, extractor fan, tiled walls, heated towel rail.

Bedroom 2

3.38m x 3.31m (11' 1" x 10' 10") Double glazed windows to front, radiator, built in wardrobes to one wall, access to solar controls.



Bathroom

2.08m x 1.70m (6' 10" x 5' 7") Fitted with a white suite comprising; panelled bath with shower attachment, low level w/c, pedestal wash hand basin, heated towel rail, extractor fan, tiled walls.

Outside

Rear Garden

Low maintenance with paved garden, timber shed, gate to rear.

Additional Information

Service Charge

Two payments of £130.00 every six months - £260.00 per annum - TBC

Council Tax

London Borough of Bromley Band E
For the current rate please visit: 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.
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage.