

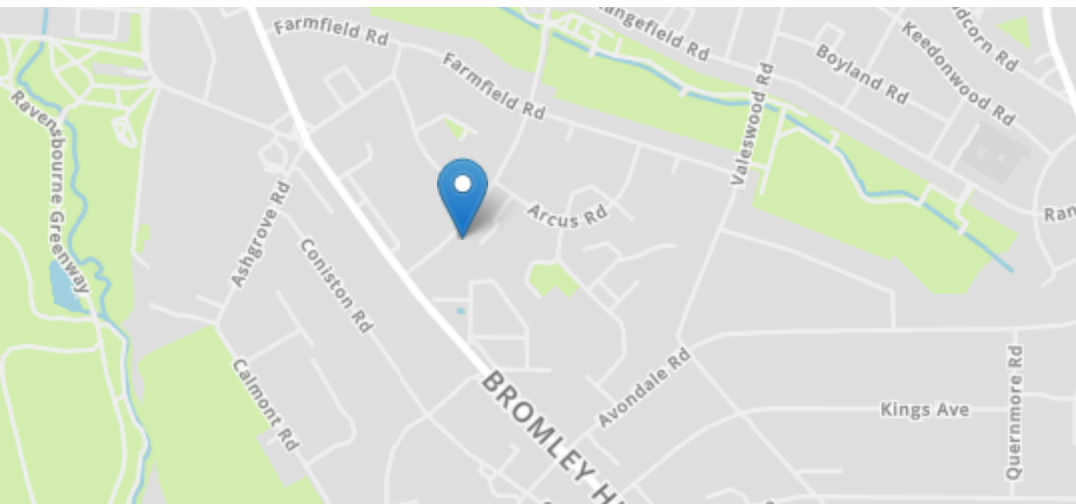
Bromley Office

- 11 Plaistow Lane, Bromley, BR1 4DS
- 020 8460 4166
- bromley@proctors.london



Bromley Office

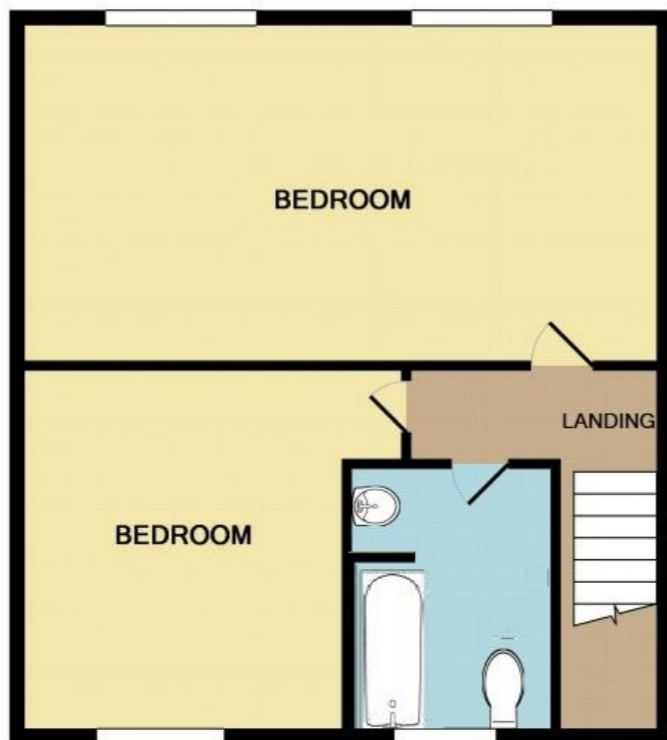
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 35.3 SQ.M.
(380 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.4 SQ.M.
(478 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.6 SQ.M. (857 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only



Viewing by appointment with our Bromley Office - 020 8460 4166

Glenbow Road, Bromley, Kent BR1 4ND

£400,000 Freehold

- Two Double Bedrooms
- Double Glazed & Central Heating
- Updated Bathroom Suite
- Close To Local Schools
- 35ft Rear Garden
- Re Fitted Kitchen
- 0.6 Mile To Ravensbourne Station
- Local Shops & Amenities

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

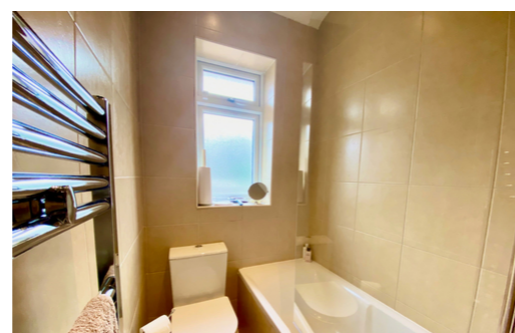


Glenbow Road, Bromley, Kent BR1 4ND

Beautifully presented to the market, is this wonderful two double bedroom mid terraced family home. Having been updated by the current owners, the property is ideally located close to local shops, restaurants and leisure centre. Set within a popular residential road the property comprises of entrance hall with under stairs storage, lounge to the front with laminate flooring and feature fire, modern re fitted kitchen with wood effect shaker style wall and base units. Updated Vaillant combination boiler with gas fired central heating. Two double bedrooms and re fitted bathroom. Outside the rear garden enjoys a sunny aspect with paved patio and raised terrace.

Location

Situated off Bromley Hill, Glenbow Road is a popular road close to local schools including Rangefield Primary and Downderry. Secondary schools include Bonus Pastor College. Several bus routes pass along Bromley Road connecting both Bromley High Street and Lewisham for the DLR. Beckenham Hill Station is around 0.8 of a mile and Ravensbourne around 0.6. Beckenham place park is a short walk away along with local shops.



Ground Floor

Covered porch

Entrance Hall

UPVC glazed door into hallway, wood laminate flooring, radiator and wooden cover, understairs storage cupboard.

Lounge

4.02m x 3.88m (13' 2" x 12' 9") Double glazed window to front, wood laminate flooring, coved cornice, radiator and wooden cover, wall mounted fire.

Kitchen

9.8m x 8.9m (32' 2" x 29' 2") Double glazed window to rear, double glazed door to rear garden, range of updated shaker style wooden wall and base units, worksurfaces over, stainless steel sink and mixer tap, stainless steel electric oven, gas hob and extractor hood over, tiled flooring, space for washing machine and fridge/freezer, wall mounted Vaillant combination boiler, part tiled walls.

First Floor

Landing

Stairs to first floor landing, double glazed window to rear, access to loft with pull down ladder.

Bedroom 1

16' 3" x 10' 2" (4.95m x 3.10m)

Two double glazed windows to front, radiator and wooden cover, spot lights, wood laminate flooring.

Bedroom 2

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed window to rear, double radiator, wood laminate flooring, spot lights.

Bathroom

Re fitted with double glazed window to rear, wash hand basin with chrome taps, panelled bath with shower over, low level w/c, spot lights, radiator, tiled walls and flooring, heated towel rail.

Outside

Rear Garden

Approximately 35ft rear garden, low maintenance with paved patio and raised terrace, outside tap, fenced.

Council Tax

London Borough of Lewisham Band C. For the current rate please visit: lewisham.gov.uk/myservices/counciltax/council-tax-bands

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