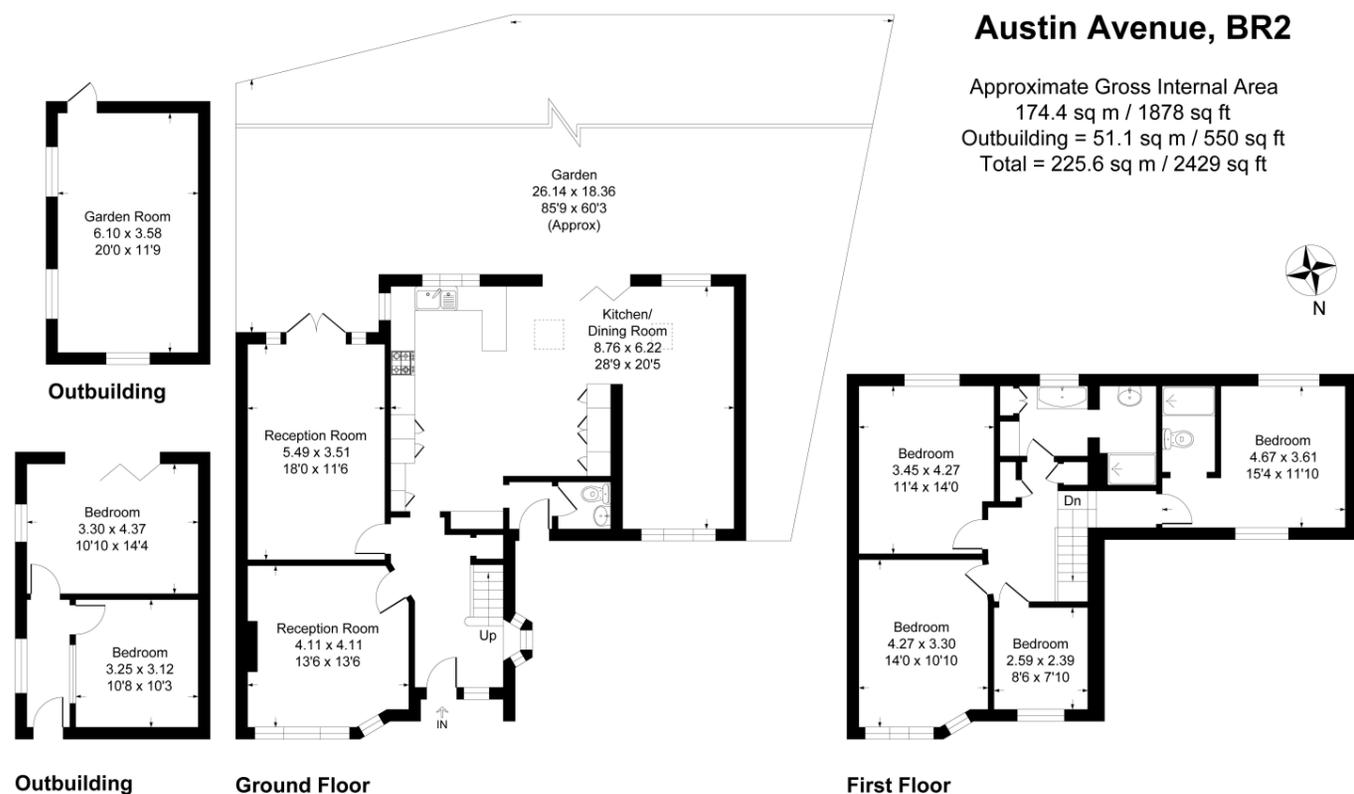


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Austin Avenue, BR2

Approximate Gross Internal Area
 174.4 sq m / 1878 sq ft
 Outbuilding = 51.1 sq m / 550 sq ft
 Total = 225.6 sq m / 2429 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix



Viewing by appointment with our Petts Wood Office - 01689 606666

8 Austin Avenue, Bromley, Kent, BR2 8AJ

Guide Price £1,000,000 Freehold

- Substantial Semi
- Four Bedrooms
- Breakfast Kitchen
- Close to Amenities
- Cul-De-Sac Aspect
- Three Receptions
- Garden Annexes
- Well-Presented Interior



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

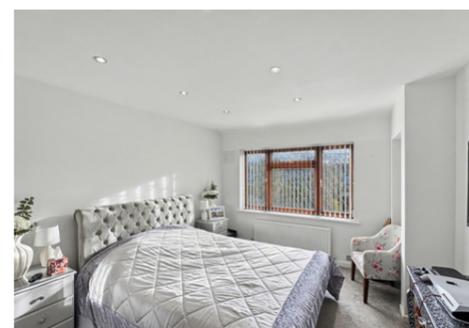
8 Austin Avenue, Bromley, Kent, BR2 8AJ

GUIDE PRICE £1,000,000 - £1,100,000

This attractive semi detached occupies a quiet cul-de-sac aspect just off Southborough Lane, convenient for nearby transport links serving Bromley and Petts Wood amenities, reputable local schools, The Fairway for convenience stores, walkable distance to Bickley mainline station and Virgin Active for leisure. The vastly extended accommodation offers four well proportioned bedrooms (three doubles), two generous reception rooms, a bright and airy social kitchen with breakfast peninsular, open plan to a double aspect dining room, a family bathroom with separate shower, en-suite shower room, ground floor cloakroom and personal side entrance from the extended lobby. Outside you will note a sizeable rear garden mostly laid to lawn, various sun decks and patios, ideal for entertaining and gatherings, two brick built garden annexes, ideal for a home office, gym or visiting guests, plus driveway for three vehicles. Benefits include double glazed windows, gas central heating, natural wood flooring, two wood burners and re-modelled interior doors. To fully appreciate this wonderful home, offering practical living solutions for the growing family, we recommend interior viewing. Exclusive to PROCTORS.

Location

From Bickley station, bear right into Southborough Road, turn left into Southborough Lane, heading towards Petts Wood and Austin Avenue is on the right.



Ground Floor

Entrance Hall

Entrance door and leaded light windows, Oriel bay window to side, natural wood flooring, radiator, under stairs cupboard.

Front Sitting Room/ Reception Room

Bay window to front, open chimney breast with wood burner, natural wood flooring, radiator, recessed ceiling lights.

Rear Family Room/ Reception Room

French doors and windows to rear, limestone fireplace surround with pebble effect gas fire, wall lights, radiator.

Breakfast and Dining Kitchen

Window to rear and French doors to garden, range of framed wall and base cabinets, Rangemaster triple electric oven with five gas burners and griddle, splash back to stainless steel extractor chimney, separate eye level fan assisted oven, integrated dishwasher, one and a half bowl inset sink unit, fluted drainer, matching dresser unit, American fridge/freezer to remain, wine cooler, natural wood flooring, recessed ceiling lights, two radiators, Velux windows. Semi open plan to the dining room.

Dining Room

Window to front and rear, wood burner, log storage shelves, natural wood flooring, recessed ceiling lights, part panelled walls.

Front Lobby

Part glazed door to front driveway.

Cloakroom

Window to front, hand wash basin on vanity unit, WC, heated towel rail, tiled interior.

First Floor

Landing

Access to loft, natural wood flooring, radiator, built-in linen cupboard.

Bedroom One

Window to front and rear, radiator cabinet, luxury vinyl flooring, recessed ceiling lights.

En-Suite Shower Room

Double size shower cubicle with drench shower, hand wash basin on vanity unit, WC, recessed ceiling lights.

Bedroom Two

Window to front, fitted wardrobes and furniture, natural wood flooring, radiator, recessed ceiling lights.

Bedroom Three

Window to rear, radiator, recessed ceiling lights.

Bedroom Four

Window to front, natural wood flooring, radiator.

Family Bathroom

Window to rear, white suite comprising bath, separate shower cubicle, hand wash basin on vanity unit, heated towel rail, recessed ceiling lights, built-in cupboard housing central heating boiler, recessed ceiling lights.

Separate WC

WC, hand wash basin, extractor fan, recessed ceiling lights.

Outside

Annexe One

Detached brick built bungalow with pitched tiled roof, double glazed patio door.

Guest Bedroom

Window to front, fitted wardrobes, access to stairs.

door to inner hall.

Inner Hall

Window to front, radiator cabinet, door to patio.

Home Office / Guest Bedroom

Fitted shelves.

Annexe Two

Window to front and side, recessed ceiling lights, circuit breaker, wall light.

Rear Garden

A delightful entertaining garden with raised deck for entertaining, sun pergola with lighting, storage summer house on decked patio, tiled patio area serving outbuildings, laid to lawn, established shrubs and trees, outside tap, timber play cottage, side access, exterior power.

Frontage

Private drive, ample parking for several vehicles..

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F

