

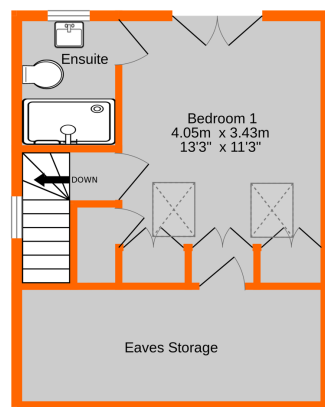
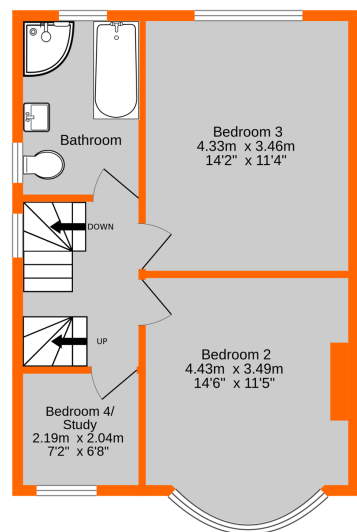
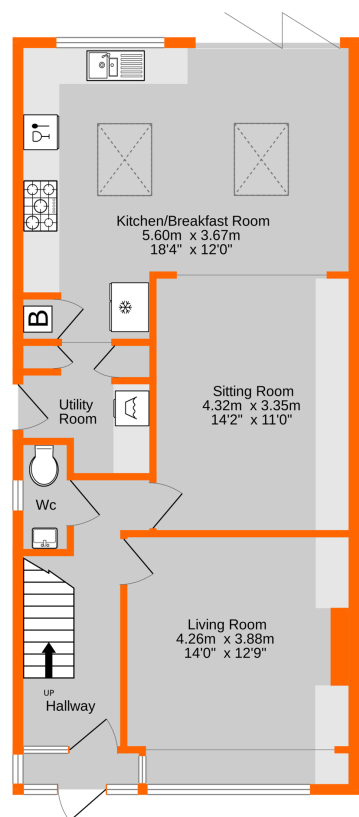
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



Ground Floor  
69.6 sq.m. (749 sq.ft.) approx.

1st Floor  
45.2 sq.m. (487 sq.ft.) approx.

2nd Floor  
23.3 sq.m. (251 sq.ft.) approx.



Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 138.1 sq.m. (1486 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

## 13 Celtic Avenue, Bromley, Kent BR2 0RU

### £900,000 Freehold

- Extended Four Bedroom Semi.
- 18' 4" x 12' Kitchen/Breakfast Room.
- Popular Cul-de-sac Position.
- Short Walk Highfield Schools.
- Two Delightful Reception Rooms.
- White Bathroom & En-suite Shower.
- Beautifully Presented Throughout.
- Long 126' Rear Garden.

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.  
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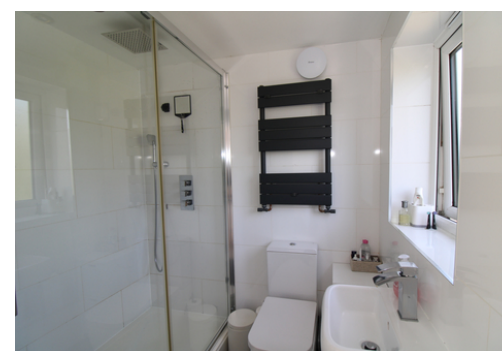


## 13 Celtic Avenue, Bromley, Kent BR2 0RU

Extended beautifully presented four bedroom semi detached family home in this popular cul-de-sac, a short walk from Highfield Infant and Junior schools. Delightful living room and white suite cloakroom off the hallway. Sitting room, which is open plan to the generous, extended 18' 4" x 12' kitchen/breakfast room, which has a good range of grey fitted units and slate work surfaces. The two reception rooms both have fitted furniture (installed in 2023) and the kitchen/breakfast room has double glazed bi folding doors to the terrace and garden, making this a bright room, ideal for entertaining. There are three bedrooms to the first floor and the spacious white suite family bathroom, which has a bath and tiled shower. The main bedroom is to the superb loft conversion, which has fitted wardrobes and double glazed doors, with a Juliette balcony, overlooking the garden. There is a white en suite shower room off the main bedroom. 126' rear garden with composite decked terrace, laid mainly to lawn, with shrub borders and trees, storage cupboards and a timber shed/gym. Brick pavior driveway to the front and a shared driveway.

### Location

Celtic Avenue is a cul-de-sac off South Hill Road. The sought after Highfield Infant and Junior schools and Harris Primary Academy are within walking distance. Other local schools include Langley Park Secondary schools for boys and girls. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along St Marys Avenue and Westmoreland Road with routes to Bromley High Street about 1.1 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Shortlands Station and shops in Shortlands Village are about 0.8 of a mile away.



### Ground Floor

#### Enclosed Porch

Double glazed door, double glazed windows to front and side, part double glazed front door to:

#### Hallway

4.77m x 1.76m (15' 8" x 5' 9") Radiator, three understairs storage drawers, engineered oak flooring

#### Cloakroom

1.93m x 0.77m (6' 4" x 2' 6") Double glazed side window, white low level w.c. and wash basin with a chrome mixer tap, tiled floor, Xpelair fan

#### Sitting Room

4.32m x 3.35m (14' 2" x 11' 0") Engineered oak flooring, ceiling downlights, four double low level grey fitted cupboards with shelving above to one wall, radiator, square opening to:

#### Kitchen/Breakfast Room

5.6m x 5m reducing to 3.67m (12') (18' 4" x 16' 5") Double radiator, double glazed bi folding doors to garden, engineered oak flooring, range of grey fitted wall and base units and drawers, slate work surface with a drainer cut into the slate, stainless steel 1 1/2 sink and chrome mixer tap, double glazed rear window, two double glazed Velux windows, space for range style oven, stainless steel extractor canopy above, integrated Smeg dishwasher, space for American style fridge/freezer, tall storage unit housing Worcester boiler, ceiling downlights, white splashback tiling and slate upstand, doorway to:

### Utility Room

2.10m x 1.92m reducing to 1.24m (4' 1") (6' 11" x 6' 4") Part double glazed side door, tall white coat unit, two wall units, plumbing/space for washing machine with space above for tumble dryer, engineered oak flooring, ceiling downlights, tall storage unit, consumer unit

### Living Room

4.26m x 3.88m into alcoves (14' 0" x 12' 9") Double glazed front window, double and single low level cupboard, oak strip desk, engineered oak flooring, radiator

### First Floor

#### Landing

Double glazed side window, staircase to second floor

#### Bedroom 2

4.43m into bay x 3.49m into alcoves (14' 6" x 11' 5") Double glazed front bay window, two double radiators

#### Bedroom 3

4.33m x 3.46m (14' 2" x 11' 4") Double glazed rear window, radiator

#### Bedroom 4/Study

2.19m x 2.04m (7' 2" x 6' 8") Double glazed front window, radiator

#### Bathroom

3.05m x 2.10m (10' 0" x 6' 11") White suite of low level w.c. and wash basin with a chrome mixer tap, white bath with a chrome mixer tap/hand shower, tiled shower with a chrome shower and hand shower, white shower tray and sliding door, tiled floor, ceiling downlights, part tiled walls, chrome ladder style radiator, double glazed side and rear window, Xpelair fan

### Second Floor

#### Second Floor Landing

Small landing with double glazed side window

#### Bedroom 1

4.05m including wardrobes x 3.43m (13' 3" x 11' 3") Two double glazed Velux windows with three double wardrobes and five drawers beneath, single wardrobe, upright column style radiator, double glazed doors with metal Juliette balcony to rear, ceiling downlights, door to:

#### En Suite Shower Room

1.83m x 1.46m (6' 0" x 4' 9") White low level w.c. and wash basin with a chrome mixer tap, double tiled shower with a white shower tray, sliding door, chrome shower and hand shower, wall mounted radiator, double glazed rear window, Xpelair fan, ceiling downlights, tiled floor

### Outside

#### Rear Garden

38.38m x 7m (126' x 23') Composite decked terrace, outside light, side access gate to shared driveway, shrub borders and trees, laid mainly to lawn, children's play area, shed/gym 5.84m x 2.88m (19' 2" x 9' 5") with power points and lights, three double storage cupboards, timber decking

#### Front Garden

Brick pavior driveway, Magnolia tree, hot water tap to side of house

### Additional Information

#### Council Tax

London Borough of Bromley - Band F