

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	63	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Petts Wood Office - 01689 606666

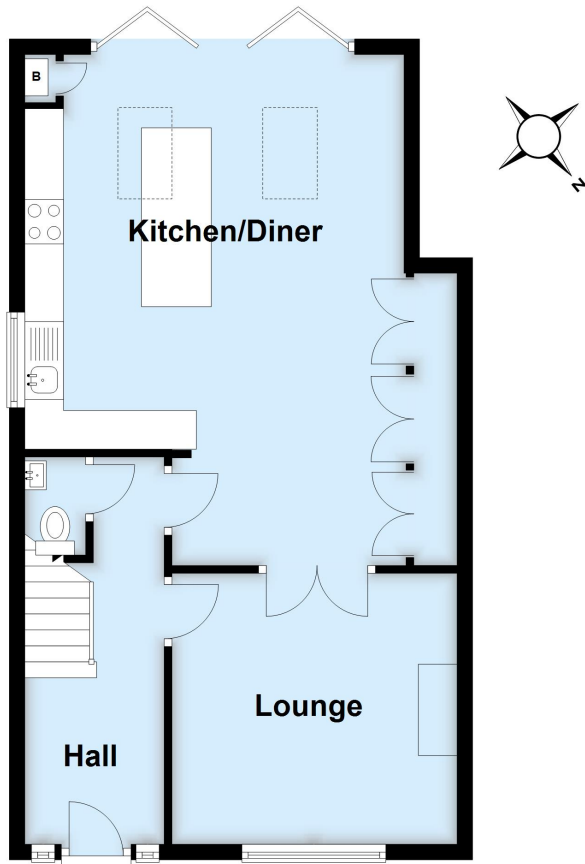
10 Lennard Road, Bromley, Kent, BR2 8LN

Guide Price £635,000 Freehold

- Immaculate Interior
- Social Aspect Kitchen
- Bi-Fold Garden Doors
- Stylish Kitchen
- Three Generous Bedrooms
- Breakfast Island
- Electronic Velux Windows
- Separate Lounge

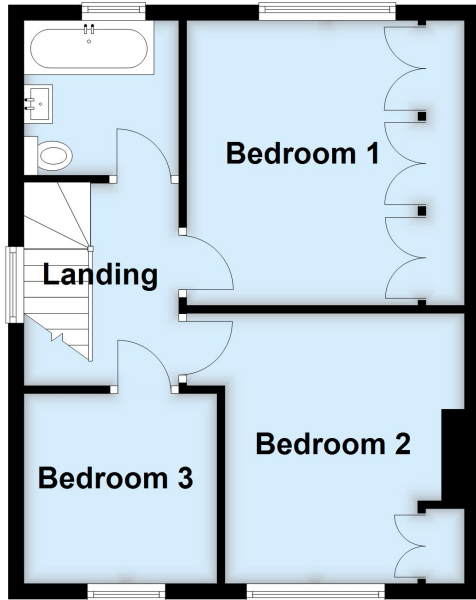
## Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 96.2 sq. metres (1036.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

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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## 10 Lennard Road, Bromley, Kent, BR2 8LN

INTERIOR VIEWING COMES HIGHLY RECOMMENDED. This semi detached family home occupies a quiet aspect in the Bromley Common area, convenient for reputable schools, good transport links in Bromley Common, and an abundance of open green spaces. Inside you will enjoy a contemporary interior introduced by the current owners and renovated to a high specification indeed. The accommodation offers three well-proportioned bedrooms, a lounge to front aspect, an impressive social aspect dining kitchen with breakfast island, family bathroom and a cloakroom off the spacious entrance hallway. Features include bi-fold doors with Venetian blinds, electronic Velux windows, modern LED lighting, gas central heating, serviced boiler, extensive Shaker style kitchen, quartz breakfast island, plus double glazed windows with plantation shutters. Outside you will find a low-maintenance garden with a south-west facing terrace and side access. EXCLUSIVE TO PROCTORS.

### Location

Lennard Road is situated in a quiet residential area, close to reputable local schools, transport links via Bromley Common serving Bromley South station and town centre.



### Ground Floor

#### Entrance Hall

4.89m x 1.69m (16' 1" x 5' 7") Composite entrance door, feature stone wall, radiator, recessed ceiling lights, feature wall mirror.

#### Cloakroom

Automatic light, back to wall W.C., hand wash basin on vanity unit, recessed ceiling lights.

#### Lounge

3.55m x 3.38m (11' 8" x 11' 1") Plantation shutters, inset log effect fire, recess for TV, stylish vertical chrome radiator.

#### Social Dining Kitchen Space with Bi-Fold Doors

6.42m x 4.80m (21' 1" x 15' 9")

#### Island Kitchen

Range of medium grey Shaker style wall and base cabinets, LED lights, built-in electric oven, gas hob unit set in quartz worktop, splash back to stainless steel chimney extractor, inset sink unit with fluted drainer, integrated fridge and freezer, integrated dishwasher, integrated washing machine and tumble dryer, concealed wall mounted central heating boiler (combination boiler), ceiling speaker, plank wood flooring, LED lights, bi-fold doors with integrated blinds, quartz island with space for chairs, recessed ceiling lights, double glazed electric opening Velux windows.

### Family Area

Coordinated range of Shaker style storage cabinets, two designer chrome radiators, recessed ceiling lights, double glazed Velux window, inset display shelves with LED lights, integrated full height fridge and separate freezer.

### First Floor

#### Landing

Access to loft with ladder, recessed ceiling lights, room thermostat.

#### Bedroom One

3.53m x 3.38m (11' 7" x 11' 1") (Into wardrobes) .Plantation shutters, wall to wall quality wardrobes, recessed ceiling lights, radiator.

#### Bedroom Two

3.38m x 2.90m (11' 1" x 9' 6") (Into alcove) Plantation shutters, built-in quality wardrobe, alcove display shelves, wall mirror, recessed ceiling lights.

#### Bedroom Three

2.32m x 2.30m (7' 7" x 7' 7") Plantation shutters, recessed ceiling lights, radiator.

#### Bathroom

2.32m x 2.30m (7' 7" x 7' 7") Contemporary white suite comprising bath with built-over drench shower and glass screen, electric stop/start, hand wash basin on vanity unit, wall mounted back to cabinet WC, porcelain tiled interior, recessed ceiling lights, extractor fan, ceiling speaker, recessed wall mirror, stylish radiator.

### Outside

#### Garden

Paved patio area, laid to artificial lawn for low maintenance, side access, garden shed, outside tap.

#### Frontage

Private front garden laid to artificial lawn.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E

