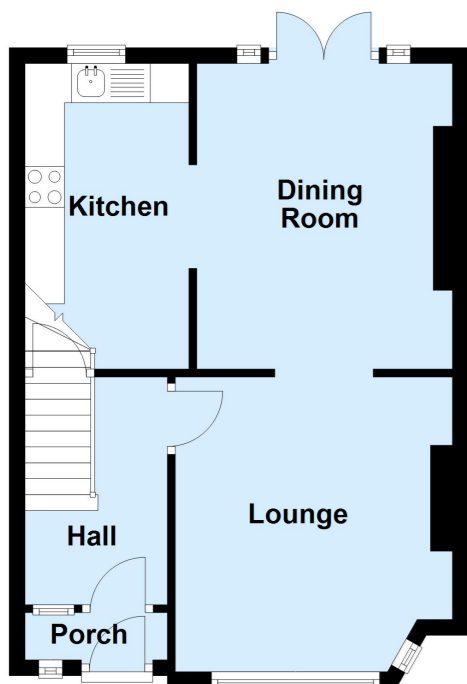


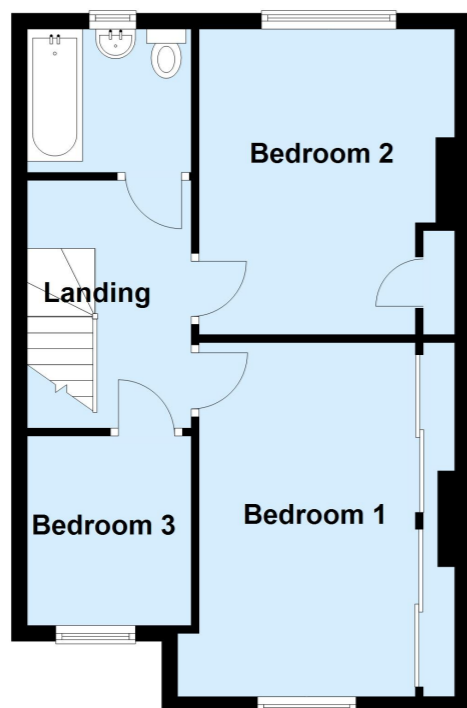
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



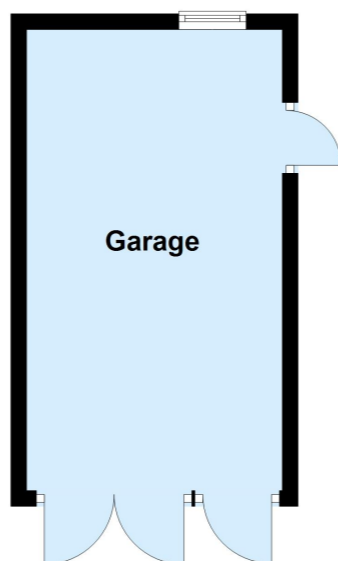
Ground Floor
 Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor
 Approx. 44.2 sq. metres (476.2 sq. feet)



Outbuilding
 Approx. 19.0 sq. metres (204.3 sq. feet)



Total area: approx. 104.4 sq. metres (1123.6 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

7 Sunray Avenue, Bromley, Kent, BR2 8EN

£2,150 pcm Freehold

- Long Term Rental
- Two Receptions
- Kitchen Appliances
- Car Charging Point
- Three Bedrooms
- Fitted Kitchen
- Private Parking
- Good For Schools

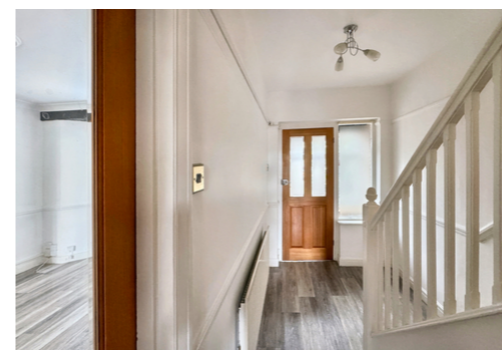
Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The 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



7 Sunray Avenue, Bromley, Kent, BR2 8EN

IMMEDIATELY AVAILABLE TO RENT ON A LONG TERM BASIS. This inner terrace family house is situated close to Bromley Common on the Southborough borders, convenient for reputable schools, nearby transport links in Southborough Lane serving Bromley South mainline, plus walking distance to The Fairway, Chatterton village for an array of local shops delis and Bickley Station. The property comprises three bedrooms, two receptions (through living room), kitchen with integrated appliances and family bathroom with shower above the bath. There is a sizeable rear garden leading to a detached storage garage with light. Benefits to note include double glazed windows, plantation shutters to front aspect, gas central heating by combination boiler, slide robes in the main bedroom, alarm system off street parking and wired for a car charging . EXCLUSIVE TO PROCTORS.

Location



GROUND FLOOR

Storm Porch

Double glazed entrance porch.

Entrance Hall

3.39m x 1.74m (11' 1" x 5' 9") Inner glazed door, radiator, room thermostat.

Lounge

4.40m x 3.50m (14' 5" x 11' 6") Double glazed window to front, plantation shutters, feature brick chimney breast, decorative fire, wall lights. Open plan to dining room.

Dining Room

3.85m x 3.19m (12' 8" x 10' 6") (into alcove) Double glazed French doors to garden, radiator, feature brick chimney breast, wall lights, square opening to kitchen.

Kitchen

4.45m x 2.04m (14' 7" x 6' 8") Double glazed window to rear, light oak fronted wall and base cabinets, built in electric oven, gas hob unit, stainless steel extractor chimney, one and half bowl sink set in granite work top, under stairs cupboard, integrated fridge and freezer, integrated dishwasher, concealed combination wall boiler.

FIRST FLOOR

Landing

Access to loft.

Bedroom One

4.52m x 3.24m (14' 10" x 10' 8") Double glazed window to front, plantation shutters, radiator, wardrobes with mirror sliding doors.

Bedroom Two

3.87m x 3.25m (12' 8" x 10' 8") (into alcove) Double glazed window to rear, plantation shutters, radiator, built in cupboard.

Bedroom Three

2.33m x 2.08m (7' 8" x 6' 10") Double glazed window to rear, bath with shower and screen, hand basin on vanity unit, W.C, heated towel rail.

OUTSIDE

Garden

Paved patio area, laid to lawn, established shrubs and mature trees.

Detached Garage

Detached storage garage, up and over door, door to side, light.

Frontage

Off road parking via a non-drop kerb. Wired for car charging.

Tenancy Information

Rent: £2,150.00 PCM Paid in Advance
Security Deposit: £2,480.00 Five weeks
Rent with DPS paid in advance
Furnishing: Unfurnished to include kitchen appliances
Availability: Mid-October 2024
Term: Long Term 12 months +
Restrictions: No smokers, no sharing
Pet Policy: Considered

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: D

