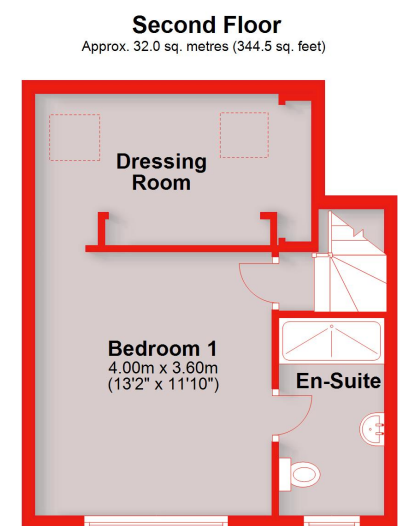
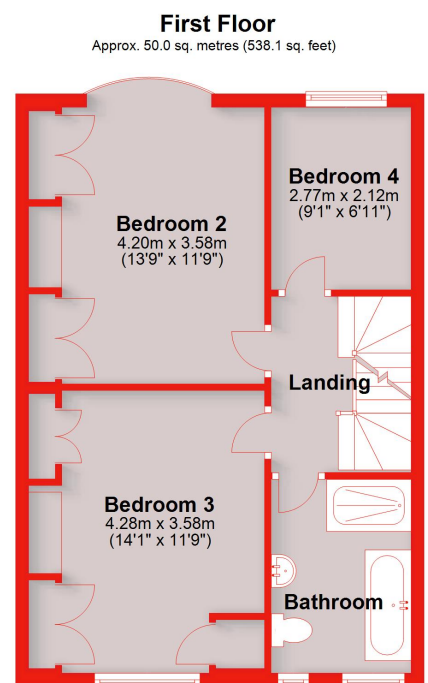
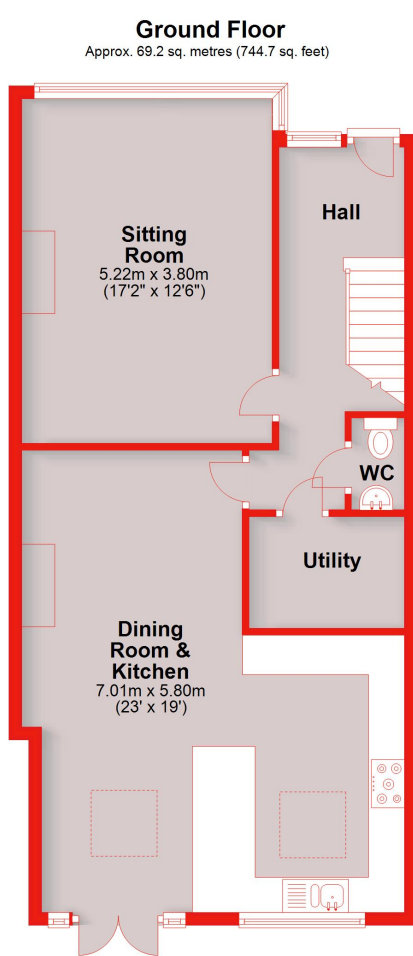


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	81
		EU Directive 2002/91/EC	



Total area: approx. 151.2 sq. metres (1627.3 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

35 Murray Avenue, Bromley, Kent BR1 3DG

Guide Price £800,000 Freehold

- Extended Terraced House
- Four Bedrooms
- Luxury Fitted Kitchen & Dining Room
- Close To Highstreet & Station
- Bathroom & En-Suite Shower Room
- Sitting Room
- Driveway For 2 Cars
- Utility Room, EPC Rating C



**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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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 35 Murray Avenue, Bromley, Kent BR1 3DG

Located on the sought after Palace Estate, this 1930's built terraced house has been extended and much improved in recent years. Accommodation comprises on the ground floor, recessed entrance porch, entrance hall, cloakroom, sitting room with feature fire place, utility room, large kitchen and dining room with modern fitted units with granite work surfaces and built in appliances. On the first floor there is a landing, three good sized bedrooms, two with built in wardrobes, a luxury modern fitted bathroom with both bath and walk in shower. On the second floor there is a main bedroom with walk in dressing room and luxury en-suite shower room. Features of the property include gas fired central heating by radiators and sealed unit double glazing. Outside there is a brick paved driveway to front providing parking for two vehicles, and to the rear an artificially lawned garden with paved patio area.

### Location

Conveniently situated for access to Bromley High Street, Bromley South railway station serving Victoria and Bromley North railway station serving Lewisham for the DLR, London Bridge, Cannon Street and Charing Cross.



### Ground Floor

#### Hall

Recessed entrance porch, double glazed front door and side window, dado rail, central heating thermostat, wood laminate floor, radiator.

#### Cloakroom

Part tiled walls, wash basin with cupboards below, low suite w.c, extractor.

#### Sitting Room

5.22m x 3.80m (17' 2" x 12' 6") Leaded double glazed windows to front and side with fitted shutters, feature fire place with fitted coal effect gas fire, radiator.

#### Dining Room and Kitchen

7.01m max x 5.80m max (23' 0" x 19' 0")  
Dining Area - Feature fire place, tiled floor, ceiling down lighters, enclosed radiator.  
Kitchen Area - Double glazed windows and double doors opening onto rear garden, 2 Velux sky light windows, tiled floor, range of luxury wall and base units with granite work tops over, inset one and a half bowl stainless steel sink with mixer taps, Britannia gas range cooker with extractor hood over, built in dishwasher, microwave oven and fridge/freezer, tiled floor, ceiling down lighters, enclosed radiator.

#### Utility Room

Plumbing and space for washing machine and tumble dryer, space for freezer.

### First Floor

#### Landing

#### Bedroom 2

4.20m x 3.58m (13' 9" x 11' 9") Leaded double glazed shallow bay window to front, range of built in wardrobes along one wall, radiator.

#### Bedroom 3

4.28m x 3.58m (14' 1" x 11' 9") Leaded double glazed windows to rear, range of built in wardrobes along one wall, cupboard housing Worcester gas fired central heating boiler, radiator.

#### Bedroom 4

2.77m x 2.12m (9' 1" x 6' 11") Leaded double glazed window to front, wood laminate floor, radiator.

#### Family Bathroom

2 double glazed obscure windows, tiled floor, part tiled walls, luxury white suite comprising free standing bath, large walk in shower cubicle with glazed screen, wash basin with cupboards below, low suite w.c, ceiling down lighters, chrome radiator.

### Second Floor

#### Landing

Double glazed Velux sky light window.

#### Bedroom 1

4.00m x 3.60m (13' 1" x 11' 10") Double glazed window to rear with fitted shutters, ceiling down lighters, radiator.

### Dressing Room

2.3m x 4.2m (7' 7" x 13' 9") 2 Double glazed Velux sky light windows, ceiling down lighters, fitted hanging space and shelving along 2 walls, eaves access.

### En-Suite Shower Room

Obscure double glazed windows, part tiled walls, luxury suite comprising large walk in tiled shower cubicle with glazed screen, wash basin with drawers below, low suite w.c, bathroom cabinet, ceiling down lighters, chrome ladder heated towel rail.

### Outside

#### Front Garden

Brick paved driveway to front providing off road parking for 2 vehicles.

#### Rear Garden

Artificial lawn, paved patio area, rear pedestrian access via gate.

### Additional Information

#### Council Tax

London Borough of Bromley Band E - £2382.98 2024/25

