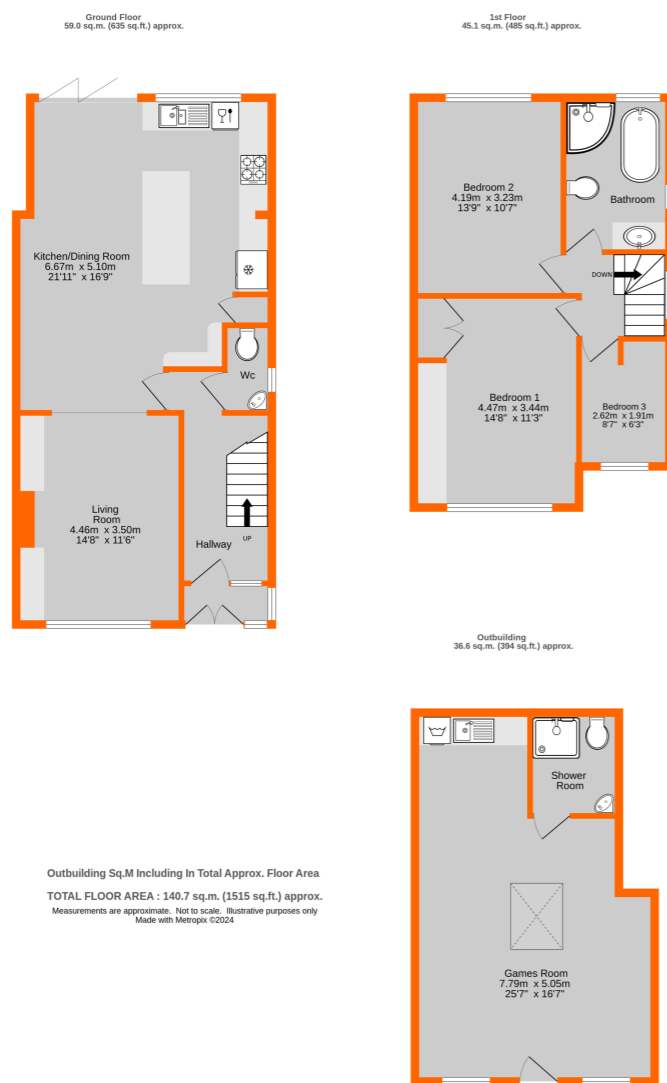


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our West Wickham Office - 020 8460 7252

131 Queen Anne Avenue, Bromley, Kent BR2 0SH

£730,000 Freehold

- Three Bedroom End Terrace.
- Extended 21' 11" Kitchen/Dining Room.
- Games Room/Office With Shower Room.
- Parking 2 Vehicles & EV Charging Point.
- Convenient Number Local Schools.
- Living Room With Gas Fire.
- Beautiful White Bathroom & Cloakroom.
- 0.5 Mile Shortlands & Bromley South Stations.

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 free mortgage advice and may also recommend firms of Solicitors and 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 a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london

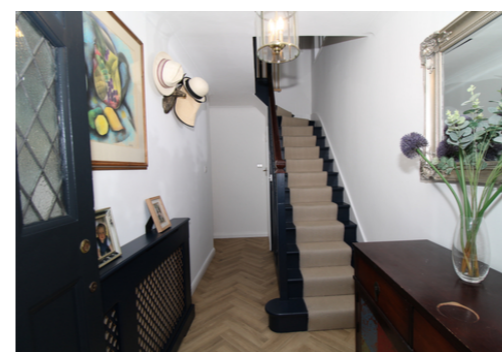


131 Queen Anne Avenue, Bromley, Kent BR2 0SH

Beautifully refurbished and extended, 1930's built three bedroom end of terrace family home, in a convenient location about 0.5 of a mile from Shortlands and Bromley South stations and within walking distance of the sought after Harris Primary Academy and Highfield Infant and Junior schools. Superb, extended 21' 11" x 16' 9" (max) kitchen/dining/sitting room, opened up for modern family living, with painted oak units, granite work surfaces, an island unit with breakfast bar, Amtico Signature flooring and double glazed bi-folding doors to the garden. Stylish living room with bespoke alcove cabinets either side of the handsome fireplace, with a remote controlled gas fire. Beautifully designed cloakroom with panelling, Burlington sink and taps. Spacious family bathroom with Amtico flooring, Carrara marble tiled shower, cast iron roll top bath and Roca sink in a marble top. Attractive, original stained glass window to landing and bathroom. Southerly facing garden with quality artificial grass, paved terrace, mature raised beds and a large games room/home office with a shower room and utility area. Brick pavior parking for two cars to front and EV charging point.

Location

Queen Anne Avenue runs between Westmoreland Road and Hillside Road. Local schools include the sought after Highfield Infant and Junior schools, Harris Primary Academy and St Mark's Primary School. Shortlands Station and shops in Shortlands Village are about 0.5 of a mile away. Bromley High Street is about 0.5 of a mile away with a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London Victoria. Bus services pass along Westmoreland Road and Kingswood Road.



Ground Floor

Entrance

Enclosed porch with double doors, side and front windows, quarry tiled floor, original part glazed leaded light front door

Hallway

4.54m x 1.81m (14' 11" x 5' 11") Leaded light front window, coving, radiator with cover, Signature Cornish Oak Amtico flooring, understairs cupboard housing consumer unit and electric meter, door to kitchen/dining room

Cloakroom

2.45m x 0.8m (8' 0" x 2' 7") Double glazed side window, column radiator, panelled walls up to dado rail, tiled floor, white low level w.c. and Burlington corner wash basin with a chrome mixer tap, extractor fan, ceiling downlights

Kitchen/Dining Room

6.67m x 5.10m reducing to 3.15m (10' 4") (21' 11" x 16' 9") Appointed with Dead Salmon coloured painted oak cabinets and drawers with antique brass handles, granite work surface, stainless steel 1 1/2 sink and drainer cut into the granite with a mixer tap, space for oven and American style fridge/freezer, granite upstand, double glazed rear window, ceiling downlights, island unit with Borough Market coloured painted cabinets, granite work surface and breakfast bar, coving, Amtico flooring, plumbing/space for dishwasher, double glazed bi folding doors to garden, upright column radiator, square opening to:

Living Room

4.46m x 3.50m (14' 8" x 11' 6") Double glazed front window, double radiator, coving, remote controlled living flame gas fire with granite slips and hearth and a Limestone fire surround, bespoke fitted cabinets either side of the fireplace, Amtico flooring

First Floor

Landing

Attractive part stained glass leaded light side window, coving, access to loft via aluminium ladder, boarding, light, wall mounted Vaillant boiler and hot water tank

Bathroom

3.18m x 2.07m (10' 5" x 6' 9") Double glazed rear window, part stained glass leaded light side window, Roca white sink in a marble top with a double cupboard beneath, white high flush w.c., corner Carrara marble tiled shower with a white shower tray, sliding door, chrome shower and hand shower, cast iron roll top bath on claw and ball feet with a chrome freestanding mixer tap/hand shower, panelling to the walls up to the dado rail, coving, ceiling downlights, chrome towel rail/column radiator, shaver point, Parisian Pine Amtico flooring

Bedroom 1

4.47m x 3.44m (14' 8" x 11' 3") Double glazed front window, double radiator, three double low level cupboards, shelving and double wardrobe to one wall, coving

Bedroom 2

4.19m x 3.23m (13' 9" x 10' 7") Double glazed leaded light rear window, double radiator, coving

Bedroom 3

2.62m x 1.91m (8' 7" x 6' 3") Double glazed front window, radiator, built in wardrobe with a curtain

Outside

Front Garden

Brick pavior hardstanding for two cars, EV charging point

Rear Garden

10.59m plus games room x 5.64m (35' x 18') Southerly facing with paved terrace, outside tap, steps up to artificial grass with raised beds, side access gate, steps up to:

Games Room/Home Office/Utility

7.79m x 5.05m reducing to 4.30m (14' 1") including shower room (25' 7" x 16' 7") Part glazed door, two double glazed windows overlooking the garden, wood effect flooring, ceiling skylight, coving, ceiling downlights, Kitchen/Utility Area with stainless steel sink and drainer with a chrome mixer tap, plumbing/space for washing machine, two drawers and base cupboards, granite effect work surface, island unit with breakfast bar for two, Dimplex electric heater, door to:

Shower Room

White pedestal wash basin and low level w.c., tiled shower with a white shower tray, Neptune Exotic shower and glass door, electric heater, wood effect Amtico flooring, coving, ceiling downlights

Additional Information

Solar Panels

Our client informs us the solar panels have been paid for and they receive a kick back of about £400 per quarter - To be confirmed

Council Tax

London Borough of Bromley - Band D