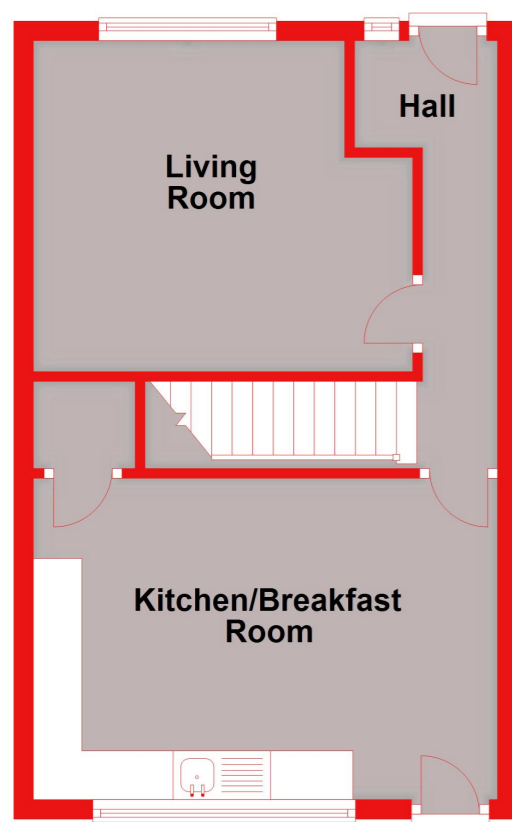


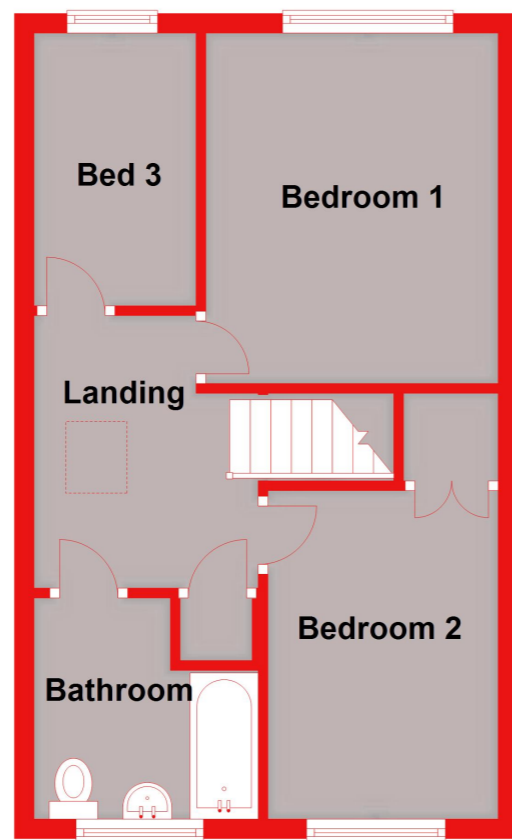
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor
 Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)

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



Viewing by appointment with our Bromley Office - 020 8460 4166

26 Ambleside, Bromley, BR1 4DN

Guide Price £380,000 Freehold

- Terraced House
- Three Bedrooms
- Fitted Kitchen/Breakfast Room
- Gas CH, Double Glazing
- Improvement Required
- Living Room
- Paved Garden
- Chain Free

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 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



26 Ambleside, Bromley BR1 4DN

Situated near the end of a cul-de-sac, this is a modern three bedroom terraced house requiring updating and improvement. Accommodation comprises on the ground floor, entrance hall, living room and a good size kitchen breakfast room with appliances. On the first floor there is a landing, three good size bedrooms and a bathroom. The property has the benefit of gas central heating by radiators and double glazing. Outside there is a small paved rear garden. The property is to the market with onward chain.

Location

Situated within one mile of both Shortlands and Beckenham Hill Railway Stations. Local shopping facilities are available in Downham and Bromley.



Ground Floor

Entrance Hall

Front door, window to front, laminate effect vinyl flooring.

Living Room

3.80m x 3.40m (12' 6" x 11' 2") Double glazed window to front, laminate effect vinyl flooring, radiator.

Kitchen / Dining Room

4.77m x 3.30m (15' 8" x 10' 10") Double glazed windows to rear, range of fitted wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer taps. Built in electric oven, gas hob with extractor hood over. Washing machine and fridge freezer, Wall mounted Potterton gas fired central heating boiler, radiator, under stairs store cupboard. Door to rear.

Rear Porch

Outside store cupboard.

First Floor

Landing

Skylight window, Airing cupboard housing lagged copper hot water cylinder, loft access, laminate effect vinyl flooring.

Bedroom 1

3.60m x 3.00m (11' 10" x 9' 10") Double glazed window to front, wardrobe, laminate effect vinyl flooring, radiator.

Bedroom 2

3.76m x 2.38m (12' 4" x 7' 10") Double glazed window to rear, built in double wardrobe, laminate effect vinyl flooring, radiator.

Bedroom 3

2.80m x 1.71m (9' 2" x 5' 7") Double glazed window to front, laminate effect vinyl flooring, radiator.

Bathroom

Double glazed window, part and fully tiled walls, laminate effect vinyl flooring, suite comprising panel bath with shower and screen, washbasin and low suite WC, radiator, wall cabinet.

Outside

Rear Garden

Mainly paved.

Additional Information

Council Tax

London Borough of Lewisham Band D
2024/25 £2037.98