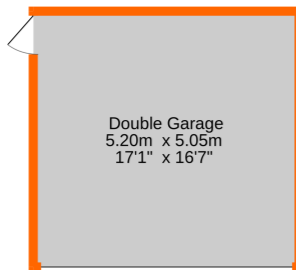
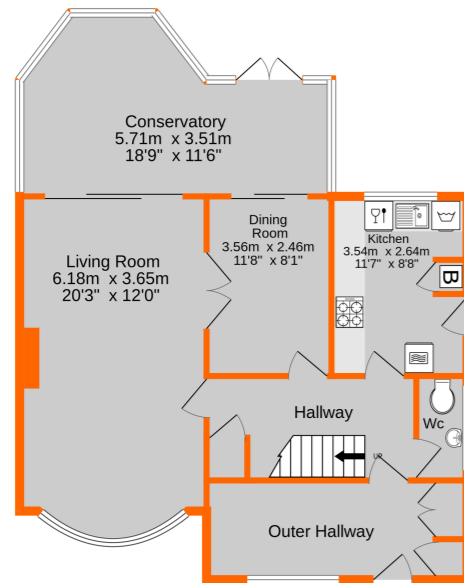
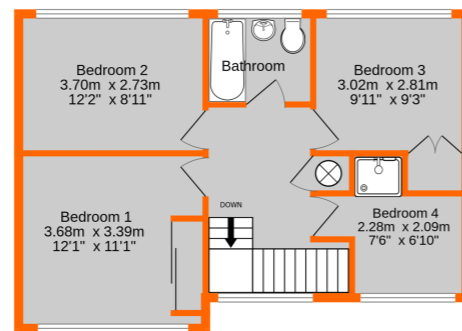


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	82
		EU Directive 2002/91/EC	

Ground Floor  
 86.3 sq.m. (929 sq.ft.) approx.



1st Floor  
 51.6 sq.m. (556 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area Of Property  
 TOTAL FLOOR AREA : 137.9 sq.m. (1484 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix 6/2024



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

## 1 Tall Elms Close, Bromley, Kent BR2 0TT

### Chain Free £825,000 Freehold

- Four Bedroom Detached Home.
- Convenient Highfield Schools.
- 20'3" Double Aspect Living Room.
- Modern Kitchen With Appliances.
- Cul-de-sac Location.
- 0.6 Mile Bromley South Station.
- Conservatory & Dining Room.
- Double Garage & Parking.

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](http://www.proctors.london)





## 1 Tall Elms Close, Bromley, Kent BR2 0TT

Chain Free four bedroom detached house, in this cul-de-sac position, about 0.6 of a mile from Bromley South Station and High Street and within walking distance of the sought after Highfield Infant and Junior schools and bus services on Westmoreland Road. Off the hallway are the cloakroom and the 20' 3" double aspect living room, which has double glazed patio doors to the double glazed conservatory. The dining room also has double glazed patio doors to the conservatory and the kitchen is appointed with dark grey fitted wall and base units and drawers and various integrated appliances. The main bedroom has mirror fronted fitted wardrobes with two sliding doors. The third bedroom has a built in double wardrobe and the fourth bedroom has a tiled shower with an Aqualisa chrome shower. Bathroom appointed with a white suite and the property has gas fired heating with radiators and double glazing. The 50' x 41' (max) rear garden has a shaped lawn and various shrub borders. The double garage has an electric up and over door and is approached via a brick pavior shared drive and metal gates between numbers one and three Tall Elms Close.

### Location

Tall Elms Close is off Deepdale Avenue, which is off Westmoreland Road. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Local schools include Highfield and Pickhurst Infant and Juniors and Ravensbourne Secondary school. Bus services pass along Westmoreland Road. Bromley High Street with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London, is about 0.6 of a mile away.



### Ground Floor

#### Entrance

Via front door to Outer Hallway 4.37m x 1.97m (14' 4" x 6' 6") with tiled floor, double glazed front window, coving, radiator, dado rail, ceiling downlights, double coat cupboard and storage cupboard, glazed door to:

#### Hallway

4.20m x 2.05m (13' 9" x 6' 9") Tiled floor, radiator with cover, coving, understairs cupboard with light, electric and gas meters, consumer unit

#### Cloakroom

2.03m x 0.88m (6' 8" x 2' 11") Double glazed side window, concealed cistern low level w.c., tiled walls, wash basin, tiled floor

#### Living Room

6.18m plus bay x 3.65m (20' 3" x 12' 0") Double glazed front bay window, three double radiators, coving, stone effect fireplace with re-constituted slips and hearth, double glazed patio doors to conservatory, double doors to:

#### Dining Room

3.56m x 2.46m (11' 8" x 8' 1") Coving, radiator, double glazed patio doors to conservatory

#### Double Glazed Conservatory

5.71m x 3.51m (max) reducing to 2.34m (7' 8") (18' 9" x 11' 6") Double glazed windows to three sides and double glazed doors to garden, tiled floor

### Kitchen

3.54m x 2.64m (11' 7" x 8' 8") Dark grey fitted wall and base units and drawers, Blanco stainless steel 1 1/2 sink and drainer with a chrome mixer tap, granite effect work surfaces, Cooke and Lewis four ring gas hob with a Cooke & Lewis extractor unit above, Bosch electric oven, tall fridge/freezer, Bosch washing machine, integrated Beko dishwasher, double glazed rear window, part double glazed side door, coving, white part tiled walls, wood effect flooring, serving hatch to dining room

### First Floor

#### Landing

Double glazed front window over staircase, airing cupboard with slatted shelves housing hot water tank, radiator, access to loft via aluminium ladder, insulation

#### Bedroom 1

3.68m including wardrobes x 3.39m (12' 1" x 11' 1") Double glazed front window, radiator, mirror fronted fitted wardrobes with two sliding doors, coving

#### Bedroom 2

3.7m x 2.73m (12' 2" x 8' 11") Double glazed rear window, radiator, coving

#### Bedroom 3

3.02m x 2.81m (9' 11" x 9' 3") Double glazed rear window, coving, radiator, built in double wardrobe with double cupboard above

### Bedroom 4

2.28m plus door recess x 2.09m plus tiled shower (7' 6" x 6' 10") Tiled shower with an Aqualisa chrome shower and white shower tray, radiator, coving, double glazed front window

### Bathroom

2.13m x 1.68m (7' 0" x 5' 6") Double glazed rear window, tiled walls, shaver point, white suite of bath with a chrome mixer tap/hand shower and wash basin with a chrome mixer tap and a double cupboard beneath, concealed cistern low level w.c., radiator, ceiling spotlights

### Outside

#### Double Garage

5.20m x 5.05m (17' 1" x 16' 7") Approached via metal gates with brick pavior shared driveway, outside tap, electric up and over door, side double glazed door to garden, power point

#### Rear Garden

15.45m x 12.46m reducing to 7.60m (25') (50' x 41') Shaped lawn, shrub borders, metal gate to shared driveway, paved terrace to one corner of the garden, side access with two metal gates to front, brick pavior terrace off the conservatory

### Additional Information

#### Council Tax

London Borough of Bromley - Band F