
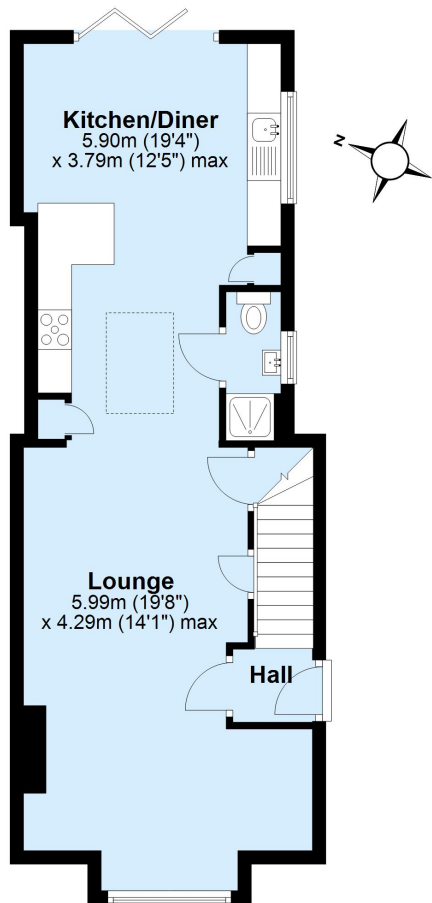


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



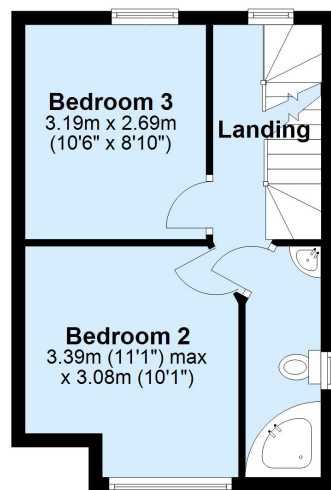
Ground Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



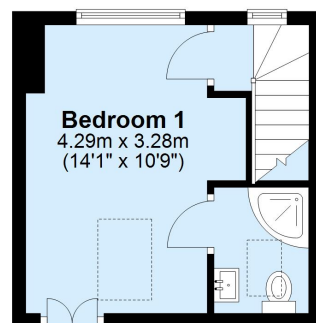
First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Second Floor

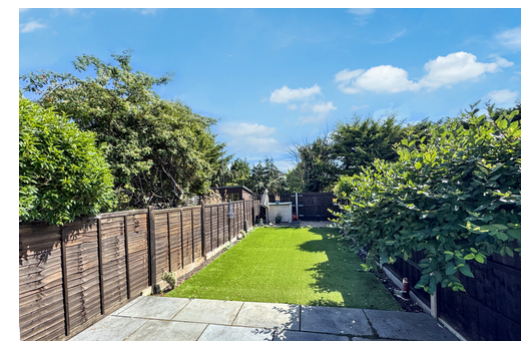
Approx. 18.0 sq. metres (194.0 sq. feet)



Total area: approx. 96.0 sq. metres (1033.2 sq. feet)

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

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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94 Salisbury Road, Bromley, Kent, BR2 9PU

Guide Price £575,000 Freehold

- End of Terrace Aspect
- Loft Conversion
- Dining Kitchen
- Family Bathroom
- Three Double Bedrooms
- Spacious Living Room
- G.F. Shower Room
- En-Suite Shower

94 Salisbury Road, Bromley, Kent, BR2 9PU

GUIDE PRICE £575,000 - £600,000

This deceptively spacious end of terrace house provides three double bedrooms, an en-suite shower room off the main bedroom (loft conversion), a generous living room, open plan to a dining kitchen, ground floor shower room and family bathroom. The interior is well-presented throughout and features double glazed windows, gas central heating by a combination boiler, integrated kitchen appliances, Venetian window blinds, light oak interior doors plus neutral decor throughout. Outside you will find a private front garden, manageable rear garden and side access. The property is situated within close walking distance of Chatterton Village amenities, nearby schools, good transport links in Bromley Common and Bickley mainline station, to name a few. **EXCLUSIVE TO PROCTORS.**

Location

From Chatterton Road Village shops, proceed left into Balfour Road and then left again in to Salisbury Road. The proeprty will be on your right.



Ground Floor

Entrance Hall

Double glazed entrance door to side.

Lounge

6.53m x 3.25m (21' 5" x 10' 8") Double glazed window to front, Venetian blinds, radiator, cable point, under stairs cupboard housing combination boiler, smaller cupboard with meters, room thermostat, open plan to dining kitchen.

Dining Kitchen

5.73m x 3.60m (18' 10" x 11' 10") A bright double aspect room with bi-fold doors leading to garden, double glazed window to side, range of gloss cream wall and base cabinets, built-in electric oven, gas hob set on granite work surface, splash back to extractor chimney, integrated fridge and freezer, inset sink unit with fluted drainer, pull-out larder unit, recessed ceiling lights, ceramic tiled floor, radiator, plumbed for washing machine, integrated dishwasher, skylight window.

Shower Room

Double glazed window to side, white suite comprising shower cubicle with built-in controls, hand wash basin, WC, heated towel rail, recessed ceiling lights, ceramic tiled floor, extractor fan.

First Floor

Landing

Double glazed window to rear, Venetian blinds, radiator, recessed ceiling lights.

Bedroom Two

3.25m x 2.989m (10' 8" x 9' 10") Double glazed window to front, Venetian blinds, radiator.

Bedroom Three

3.09m x 2.52m (10' 2" x 8' 3") Double glazed window to rear, Venetian blinds, radiator.

Bathroom

Double glazed window to side, white suite comprising corner bath with shower attachment, WC, hand wash basin, chrome heated towel rail, extractor fan, ceramic tiled floor, recessed ceiling lights, large wall mirror.

Second Floor

Bedroom One

4.18m x 2.85m (13' 9" x 9' 4") (Into recess) Double glazed window to rear, double glazed Velux window to front, recessed ceiling lights, radiator, access to storage eaves.

En-Suite Shower Room

Double glazed Velux window to front, corner shower unit, built-in controls, WC, hand wash basin, recessed ceiling lights, ceramic tiled floor, extractor fan.

Outside

Garden

Paved patio area, artificial lawn, gravel area, side access, outside tap, outside power, storage unit, wall lights.

Frontage

Private Front Garden

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band :D

