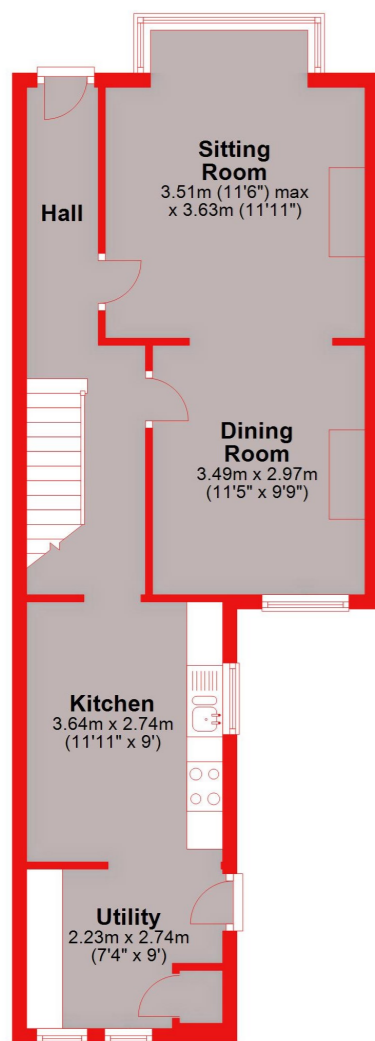


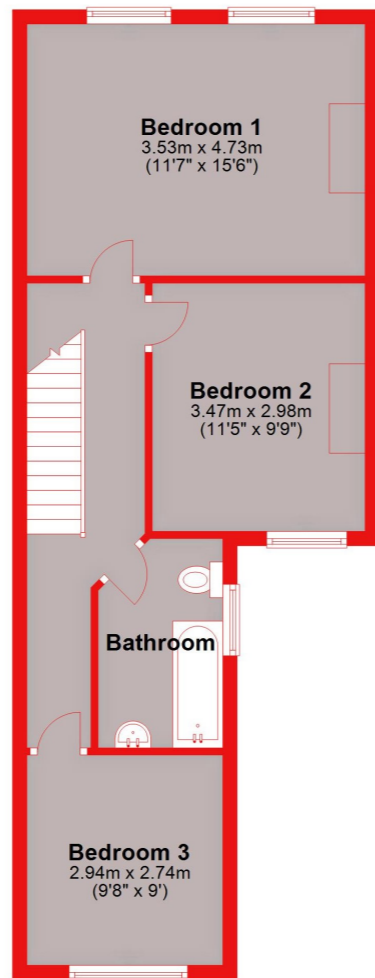
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 51.1 sq. metres (550.0 sq. feet)



First Floor
 Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.5 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.

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



Viewing by appointment with our Bromley Office - 020 8460 4166

36 Freelands Road, Bromley, Kent BR1 3HY

Guide Price £630,000 Freehold

- Victorian Semi-Detached House
- Modernisation Required
- Utility Area, First Floor Bathroom
- Double Glazing & Gas C/H
- 3 Good Size Bedrooms
- Kitchen/Breakfast Room
- Desirable Location Close Amenities
- Chain Free, EPC Rating D

36 Freelands Road, Bromley, Kent BR1 3HY

This is an attractive Victorian Semi-Detached house offered to the market chain free and situated in a desirable location within easy reach of the town centre and transport links. The property requires modernisation and improvement but does feature sealed unit double glazing and gas fired central heating. Accommodation comprises, 3 good size bedrooms, a first floor bathroom, a through reception room and a kitchen/breakfast room with utility area. The rear garden extends to around 40' (12.19m).

Location

Situated in an excellent location within half a mile of Bromley North railway station (with Bromley Town Centre just beyond), serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops are close at hand in Freelands Road, as are several local pubs. There are a number of popular primary schools nearby.



Ground Floor

Entrance Hall

Double glazed door to front, understairs cupboard housing electric meter.

Sitting Room

4.310m into bay x 3.630m (14' 2" x 11' 11") Double glazed bay window to front, 3 wall light points, radiator.

Dining Room

3.49m x 2.97m (11' 5" x 9' 9") Double glazed windows to rear, brick fireplace opening, radiator.

Kitchen/Breakfast Room

3.64m x 2.74m (11' 11" x 9' 0") Double glazed window to side, wall and base units, work tops, resin sink and drainer, built in oven, gas hob, cooker hood, radiator, leading to:-

Utility Area

2.23m x 2.74m (7' 4" x 9' 0") Double glazed door to side, 2 double glazed windows to rear, plumbing for washing machine, fitted wall cupboards, work top, cupboard housing Vaillant gas boiler and programmer.

First Floor

Landing

Access to loft two lofts.

Bedroom 1

3.53m x 4.73m (11' 7" x 15' 6") Two double glazed windows to front, radiator.

Bedroom 2

3.47m x 2.98m (11' 5" x 9' 9") Double glazed window to rear, radiator.

Bedroom 3

2.94m x 2.74m (9' 8" x 9' 0") Double glazed window to rear, radiator.

Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, shower screen, pedestal hand basin, low level w.c, radiator, double glazed window to side.

Outside

Rear Garden

Approximately 12.190m (40' 0") plus 5.82m (19' 1") side return. Paved side return with access to front via gate, garden shed, lawn, shrub borders, walled to rear.

Additional Information

Council Tax

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

