

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



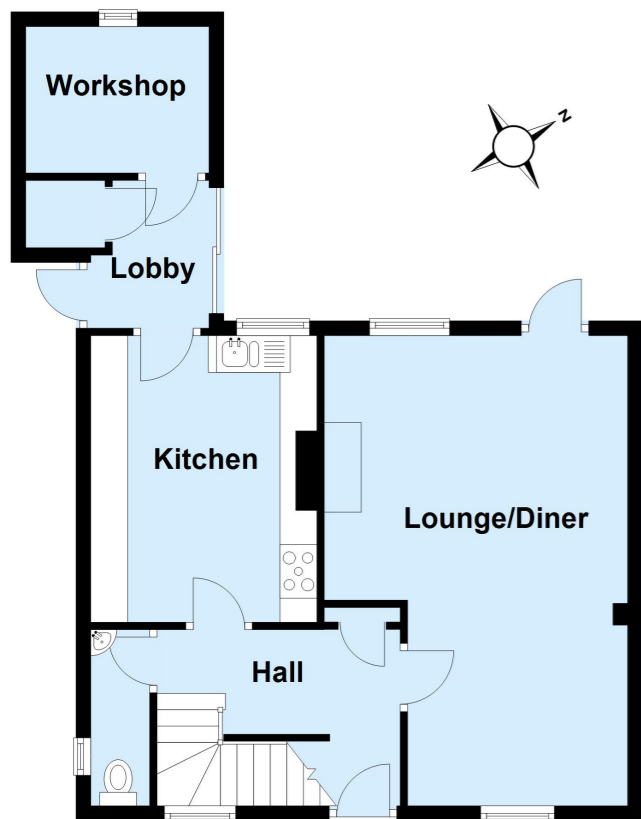
Viewing by appointment with our Petts Wood Office - 01689 606666

102 Whitebeam Avenue, Bromley, Kent, BR2 8DW
Guide Price £550,000 Freehold

- Spacious Family House
- Through Lounge/Diner
- Scope to Extend
- Private Driveway
- Four Double Bedrooms
- Generous Kitchen
- 97 Ft Rear Garden
- Gas Central Heating

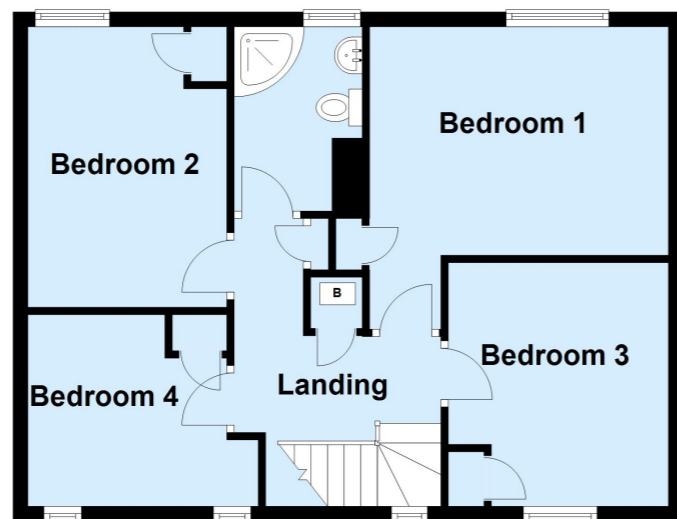
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



Total area: approx. 112.3 sq. metres (1208.8 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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102 Whitebeam Avenue, Bromley, Kent, BR2 8DW

Interior viewing comes highly recommended to fully appreciate this bright and spacious family home, offering four purpose-built double on the first floor (see floor plan). The property is situated within easy reach of reputable schools (infants to senior), good transport links (buses R3, R7 and 208 serving Bromley, Petts Wood and Orpington), a comfortable walk to Petts Wood town centre for an array of amenities, mainline station, an abundance of open green spaces, plus Bromley golf course, driving range and parkland to rear aspect. There is a double aspect lounge/diner, a generous kitchen, rear lobby with workshop ideal for habitable conversion (subject to building regulations), cloakroom off the entrance hall and family shower room. Outside you will find a west facing garden measuring close to 100ft, backing onto Bromley Common fields, and there is a private driveway to front. Benefits include ample space to extend by way of a ground floor rear extension or potential loft conversion (subject to planning permission) to mirror neighbouring properties. The property is well-presented throughout, offers gas central heating by Vaillant combination boiler and has been lovingly maintained by the same family for over 60 years. Exclusive to Proctors.

Location

Whitebeam Avenue is situated on the Southborough/Petts Wood border, convenient for reputable schools and transport links.



Ground Floor

Entrance Hall

3.27m x 2.33m (10' 9" x 7' 8") Part glazed entrance door, under stairs storage, gas meter, radiator, built-in meter cupboard, casement window to front.

Cloakroom

Opaque window to side, W.C., hand wash basin, radiator.

Lounge/Diner

6.37m x 4.07m (20' 11" x 13' 4") French doors and casement window to rear, fitted Venetian blinds, fire place surround, gas fire.

Dining Area

(Narrows to 3.4m) Casement window to front, fitted Venetian blinds, radiator.

Kitchen

3.90m x 3.14m (12' 10" x 10' 4") Part glazed door to rear porch, casement window to rear, fitted wall and base cabinets, built-in electric oven, gas hob unit set in worktop, one and a half bowl sink unit, plumbed for dishwasher, plumbed for washing machine, recess for fridge (all appliances can remain), part tiled walls.

Rear Porch

2.08m x 1.47m (6' 10" x 4' 10") Sliding doors to garden, part glazed door to side entrance.

Store Room/ Workshop

2.44m x 2.0m (8' 0" x 6' 7") Casement window to rear, power and light.

Deep Storage Cupboard

1.23m x 0.86m (4' 0" x 2' 10") Power and light.

First Floor

Landing

Casement window to front, access to loft, built-in airing cupboard housing Vaillant combi boiler, small built-in cupboard.

Bedroom One

4.03m x 3.00m (13' 3" x 9' 10") (plus door recess) Casement window to rear, radiator, built-in single wardrobe.

Bedroom Two

3.30m x 3.04m (10' 10" x 10' 0") Casement window to rear, radiator, built-in single wardrobe.

Bedroom Three

3.72m x 2.71m (12' 2" x 9' 0") Casement window to front, radiator, built-in single

wardrobe.

Bedroom Four

2.70m x 2.61m (8' 10" x 8' 7") Two casement windows to front, radiator, built-in single wardrobe.

Shower Room

2.41m x 1.76m (8' 0" x 5' 9") Casement window to front, corner shower unit with built-in shower controls, hand wash basin, W.C., heated towel rail, recessed ceiling lights.

Outside

Rear Garden

97' 0" (29.57m) approximately. Paved patio area, laid to lawn, established shrubs and mature trees, garden shed, backs onto Bromley Common open spaces.

Frontage

Private driveway to front, established flower beds.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D

