

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Green Way, Bromley, BR2

Approximate Gross Internal Area
 119.7 sq m / 1288 sq ft
 (Including Room In Roof / Excluding Bar)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced by Planpix on behalf of Sinclair Hammelton (ID811588)

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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Viewing by appointment with our Petts Wood Office - 01689 606666

34 Green Way, Bromley, Kent, BR2 8EY

£550,000 Freehold

- Deceptively Spacious
- Up to Five Bedrooms
- Breakfast Kitchen
- En-Suite Cloakroom
- Inner Terrace House
- Two Reception Rooms
- Large Family Garden
- Well Presented Interior

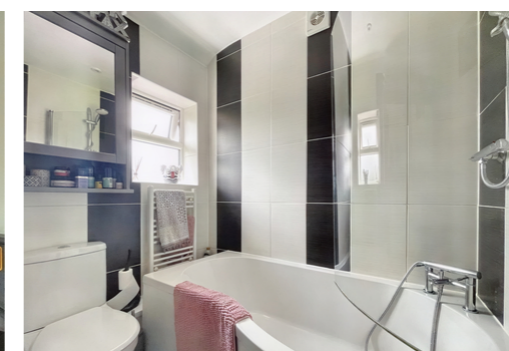
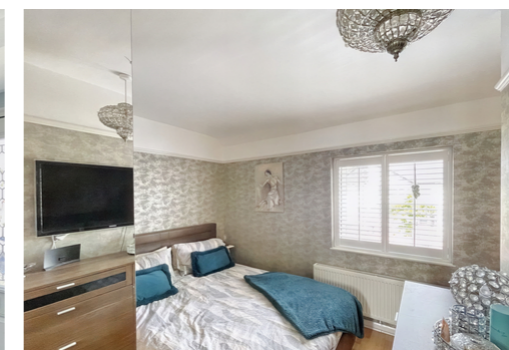
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GUIDE PRICE £550,000 - £575,000

This deceptively spacious family home features a professional loft conversion and affords five well-proportioned bedrooms. The accommodation of around 1,288 sq ft arranged over three levels, comprises a double aspect sitting room, separate dining room, a bright breakfast kitchen, en-suite cloakroom off the main bedroom and family bathroom. Outside you will note a delightful rear garden offering a paved patio, an extensive synthetic lawn for low maintenance gardening, established borders and an impressive bar area for entertaining. The front garden is paved. Additional benefits include double glazed windows, popular plantation shutters, gas central heating, serviced central heating boiler, character fireplace surrounds, top floor with Velux windows front and rear elevations, and well-presented interior. The property is situated close to reputable nearby schools, good transport links in Bromley Common, plus a short drive into Bromley town centre and Locksbottom amenities. EXCLUSIVE TO PROCTORS.

Location

Green Way is situated close to Bromley Common transport amenities and nearby reputable schools.



GROUND FLOOR

Entrance Hall

Double glazed entrance door, double glazed window with plantation shutter, electric meter.

Sitting Room

4.98m x 3.02m (16' 4" x 9' 11") Double glazed windows to front and rear with plantation shutters, period style fire place with gas coal fire, under stairs storage cupboard, feature brick chimney breast.

Dining Room

3.68m x 2.59m (12' 1" x 8' 6") Double glazed window to front with plantation shutters, feature brick chimney breast with period cast iron fire surround, feature brick wall, open plan to breakfast kitchen.

Breakfast Kitchen

4.95m x 3.00m (16' 3" x 9' 10") Double glazed window and double glazed French doors to rear, gloss white wall and base cabinets, stainless steel range oven with five gas rings (negotiable), stainless steel extractor chimney, porcelain one and half bowl sink unit, recess for American fridge freezer (negotiable), plumbed for washing machine, plumbed for dishwasher, solid Oak work surface, peninsular breakfast bar.

FIRST FLOOR

Landing

Built in linen cupboard, radiator.

Bedroom One

4.22m x 3.58m (13' 10" x 11' 9") Double glazed window to front, plantation shutters, built in wardrobe, fitted wardrobe, radiator.

En-Suite Cloakroom

1.68m x 1.56m (5' 6" x 5' 1") Double glazed window to rear, W.C, hand basin, wall cabinet.

Bedroom Two

3.61m x 2.69m (11' 10" x 8' 10") Double glazed window to front, plantation shutters, deep built in wardrobe, radiator, period fireplace surround radiator

Bedroom Three

3.02m x 2.79m (9' 11" x 9' 2") Double glazed window to rear, plantation shutters, built in single wardrobe, radiator.

Family Bathroom

1.95m x 1.84m (6' 5" x 6' 0") Double glazed window to rear, white suite comprising bath with shower, hand basin, W.C, heated towel rail, recessed ceiling lights, built in cupboard housing central heating boiler.

SECOND FLOOR

Landing

Skylight window to rear. Access to eaves storage space.

Bedroom Four

4.34m x 2.82m (14' 3" x 9' 3") Double glazed Velux window to front, built in eaves storage.

Bedroom Five/Study

4.34m x 2.67m (14' 3" x 8' 9") Double glazed Velux window to front.

OUTSIDE

Garden

An attractive south west facing garden. Paved patio area, established borders with mature shrubs and trees, entertaining garden bar, side trellis and mature grape vines, garden shed (negotiable).

Frontage

Private paved frontage.

Additional Information

Council Tax

Local Authority: Bromley
 Council Tax Band: E

