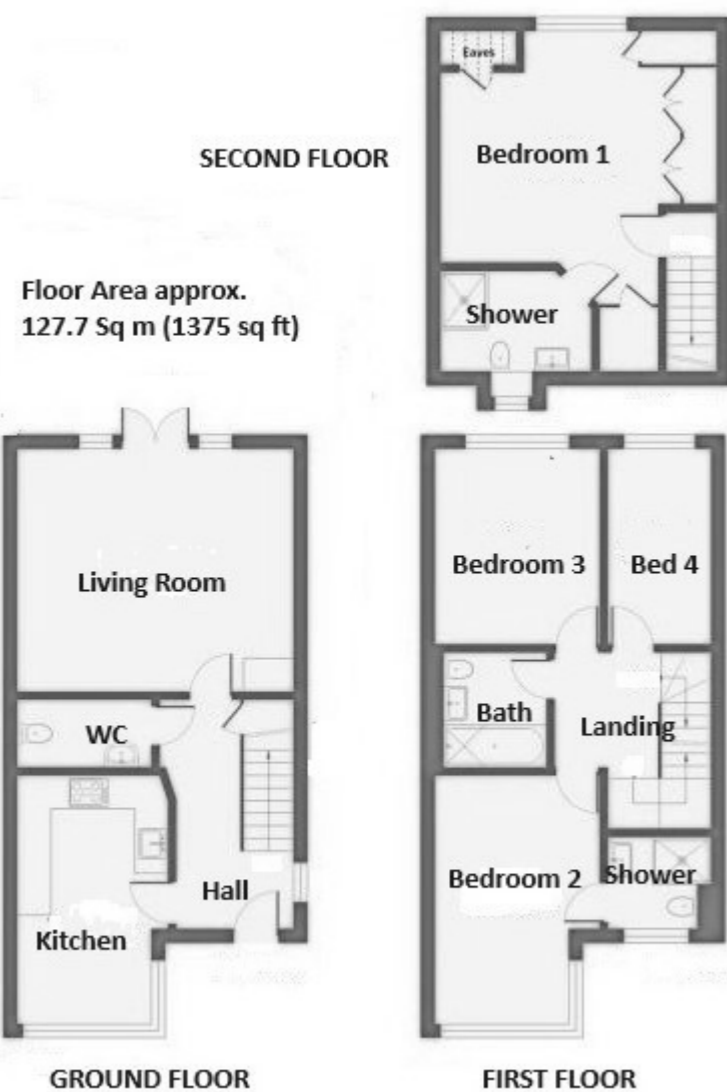


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

6 Milverton Place, Bromley, Kent BR1 5FB

Offers In Excess of £675,000 Freehold

- Semi Detached Family Home.
- Bathroom & 2 Shower Rooms
- 4 Bedrooms
- Gas CH & Solar Panels
- Cul-De\_Sac
- EPC Rating C
- Living Room, Kitchen/Breakfast
- 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.  
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## 6 Milverton Place, Bromley, Kent BR1 5FB

Situated at the end of this quiet cul-de-sac this is a four bedroom semi detached house built in 2013 to a high specification by local builders Purelake. The property is access via steps to the front, accommodation comprises on the ground floor entrance hall, downstairs cloakroom, good sized living room and a luxury fitted kitchen/breakfast room with built in appliances. On the first floor there is a landing, bedroom 2 with fitted wardrobes and luxury en-suite shower room, 2 further bedrooms and a family bathroom. On the second floor is located the main bedroom with built in wardrobes and luxury en-suite shower room. Features of the property include gas fired central heating with underfloor heating to the ground floor and radiators elsewhere, sealed unit double glazing, solar panels and a security alarm system. Outside there is a mainly lawned rear garden with paved patio and to the front a garage en-bloc plus parking.

### Location

Local shops, including a branch of Lidl, and bus routes to Bromley and Grove Park, can be found nearby in Burnt Ash Lane. Grove Park station, serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street can be reached via a footpath located at the bottom end of Portland Road.



### Ground Floor

#### Hall

Covered entrance, part glazed front door, obscured double glazed window to side, tiled floor, downlighters, under stairs store cupboard housing Ideal gas fired boiler and central heating controls.

#### Cloakroom

Tiled floor, part tiled walls, wash basin with mirror over, low suite w.c, extractor fan, downlighters.

#### Living Room

5m x 4.4m (16' 5" x 14' 5") Double glazed windows and double doors opening onto rear gardens. oak floor, downlighters.

#### Kitchen / Breakfast Room

4.26m x 3m (14' 0" x 9' 10") Double glazed window to front/side, range of luxury fitted modern wall and base cupboards with quartz work tops over, inset one and a half stainless steel sink with mixer taps, part tiled walls, range of built in appliances comprising five burner gas hob with stainless steel extractor over, double oven, microwave, fridge/freezer, washing machine and dish washer, tiled floor, downlighters.

### First Floor

#### Landing

Downlighters, radiator.

#### Bedroom 2

4.3m x 2.95m (14' 1" x 9' 8") Double glazed windows to front/side, built in double wardrobes with mirror sliding doors, radiator, downlighters.

#### En-Suite Shower Room

Obscure double glazed window, tiled walls and floor, luxury white suite comprising level access shower with glazed screen, wash basin with mirror over, low suite w.c, downlighters, extractor fan, heated floor, chrome ladder heated towel rail.

#### Bedroom 3

3.53m x 2.98m (11' 7" x 9' 9") Double glazed windows to rear, radiator.

#### Bedroom 4

3.53m x 1.92m (11' 7" x 6' 4") Double glazed windows to rear, radiator.

#### Family Bathroom

Tiled walls and floor, luxury white suite comprising panelled bath with shower and glazed screen, wash basin with cupboard below and recessed mirror over, low suite w.c, downlighters, extractor fan, heated floor, chrome ladder heated towel rail.

### Second Floor

#### Landing

#### Bedroom 1

4m max x 4.4m plus wardrobes (13' 1" x 14' 5") Double glazed windows to rear, built in wardrobes along one wall, cupboard housing unvented hot water cylinder, access to eaves, downlighters, radiator.

#### En-Suite Shower Room

Double glazed Velux window, tiled walls and floor, luxury white suite comprising level access shower with screen, wash basin with cupboard below and mirror over, low suite w.c, downlighters, extractor fan, heated floor, chrome ladder heated towel rail.

### Outside

#### Front Garden

Path and steps to front door, lawn and shrub area.

#### Garage

Garage en bloc to front plus parking space.

#### Rear Garden

Mainly laid to lawn with paved patio, shrub boarders, sideways.

#### Council Tax

London Borough of Bromley Band F - £2816.25 for 2024/25

