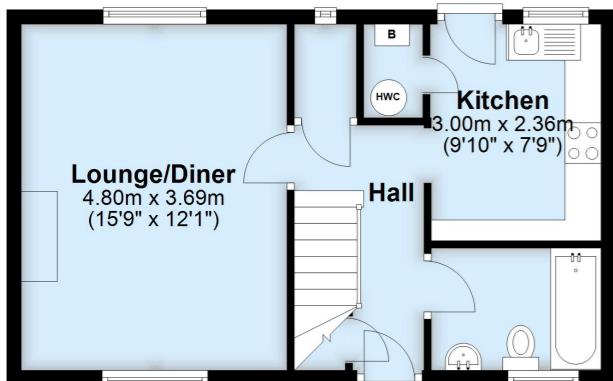
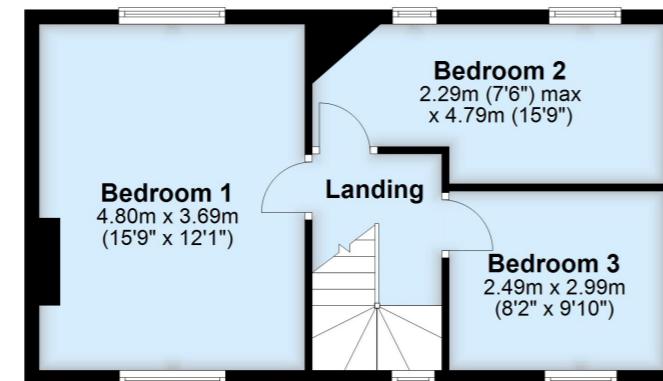

Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)


First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 80.2 sq. metres (863.6 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.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and MAP Limited 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 Rent4sure Limited 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 Petts Wood Office - 01689 606666

46 Holbrook Way, Bromley, Kent, BR2 8EE
Guide Price £465,000 Freehold

- Double Fronted House
- Three Generous Bedrooms
- Room to Extend (STPP)
- Chain Free Property

- Bickley/Bromley Borders
- Double Aspect Lounge
- Sizeable Rear Garden
- Close to Amenities

46 Holbrook Way, Bromley, Kent, BR2 8EE

A three bedroom inner terrace house offering CHAIN FREE availability. The property comprises three well-proportioned bedrooms on the first floor, a spacious double aspect lounge, kitchen and family bathroom. There is a sizeable rear garden which offers room to extend (subject to planning permission), and private frontage with the benefit of a dropped kerb for off road parking. Additional features include gas central heating and double glazing. Local amenities include good transport links serving Bromley and Petts Wood town centres, three mainline stations, local shops in The Fairway in Bickley, plus nearby reputable schools. Exclusive to Proctors.

Location

Holbrook Way is situated within walking distance of transport links serving Bromley town centre, Bickley mainline station, nearby shops in The Fairway and reputable schools.



GROUND FLOOR

Entrance Hall

Glazed entrance door, radiator, under stairs meter cupboard, deep storage cupboard with power and window.

Double Aspect Lounge

Double glazed window to front and rear, fireplace surround with decorative coal effect fire, two radiators, room thermostat.

Kitchen

Glazed door and double glazed window to rear, wall and base cabinets, electric cooker and electric hob set in work top, plumbed for washing machine, single acrylic sink and drainer, built-in cupboard housing central heating boiler and hot water cylinder, tiled walls.

Bathroom

Double glazed window to front, white suite comprising bath with shower screen, mixer tap, W.C, hand basin, radiator, extractor fan, tiled interior, wall cabinet.

FIRST FLOOR

Landing

Double glazed window to front.

Bedroom One

Double glazed window to front and rear, radiator, access to loft.

Bedroom Two

Two double glazed windows to rear, radiator, decorative fireplace surround.

Bedroom Three

Double glazed window to front, radiator.

OUTSIDE

Rear Garden

Paved patio area, laid to lawn, established borders, garden shed, side gate leading to shared side access, outside tap.

Frontage

Front garden with shrubs and lawn. There is a side gate shared with the neighbour,

Parking

There is a drop kerb and a private drive behind the picket fence.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: D