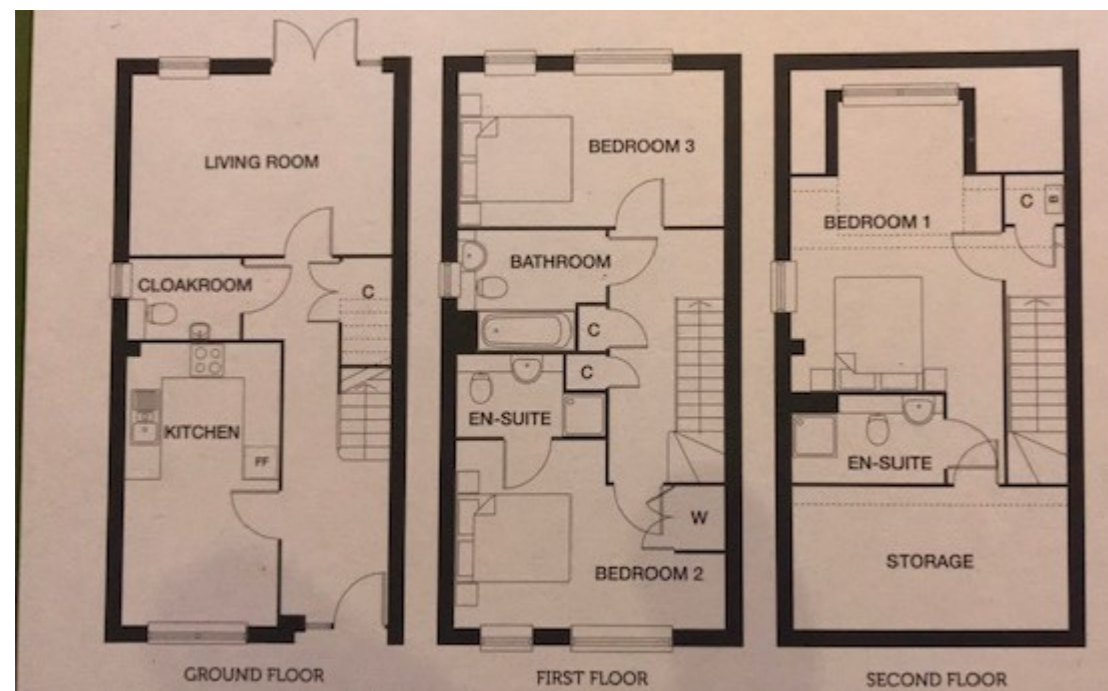


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			89
(81-91) <b>B</b>		80	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

## 7b Larch Way, Bromley, Kent, BR2 8DT

### Guide Price £600,000 Freehold

- Semi Detached House
- Three Bathrooms and Cloakroom
- Parking for two Cars
- Desirable Location
- Three Double Bedrooms
- Contemporary Dining Kitchen
- Nearby Reputable Schools
- Kitchen Appliances Included

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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## 7b Larch Way, Bromley, Kent, BR2 8DT

GUIDE PRICE £600,000 - £625,000

This modern semi-detached family house is situated on the Bromley/ Petts Wood borders, within easy walking distance of Petts Wood town centre, mainline station, reputable nearby schools, good transport links serving Orpington and Bromley larger communities, plus local open green spaces. The accommodation arranged over three levels comprises three double bedrooms, two en-suite shower rooms, a good sized family bathroom on the first floor, a contemporary dining kitchen, lounge to rear aspect and ground floor cloakroom off the generous entrance hall. Benefits to note include CHAIN FREE AVAILABILITY, all integrated kitchen appliances and washing machine to remain, gas central heating, a pressurised hot water system, double glazed windows, solar roof panels, underfloor heating in the bathrooms, gloss white fitted kitchen with granite work tops, private driveway for two cars, rear garden laid to lawn, garden shed for storage, modern ceiling lighting, wood effect flooring on the ground floor, fitted window blinds, neutral interior throughout and economical to maintain. The main bedroom has an eaves walk-in wardrobe room. EXCLUSIVE TO PROCTORS.

### Location

The property is situated close to Petts Wood mainline station, town centre, good transport links and nearby reputable schools.



### GROUND FLOOR

#### Entrance Hall

6.26m x 1.85m (20' 6" x 6' 1") Solid entrance door, radiator, recessed ceiling lights, built in under stairs cupboard offering plumbed in washing machine, pressurised hot water cylinder and circuit breakers.

#### Cloakroom

Double glazed window to side, low level W.C. hand basin, radiator, recessed ceiling lights, extractor fan.

#### Lounge

4.66m x 3.20m (15' 3" x 10' 6") Double glazed French doors and double glazed window to rear, two radiators, TV/ Satellite hub, recessed ceiling lights, room thermostat.

#### Dining Kitchen

4.97m x 2.74m (16' 4" x 9' 0") Double glazed window to front, range of gloss white wall and base units, built in electric oven, gas hob unit set in granite work top, stainless steel extractor chimney and splash back, inset one and half bowl sink unit, fluted drainer, integrated fridge and freezer, integrated dishwasher, recessed ceiling lights, pelmet lighting, extractor fan, radiator.

### FIRST FLOOR

#### Landing

Two built in storage cupboards, radiator, recessed ceiling lights, room thermostat.

#### Bedroom Two

4.67m x 2.22m (15' 4" x 7' 3") Two double glazed windows to front, radiator, built in double wardrobe, TV ariel point, recessed ceiling lights.

#### En-Suite Shower Room

1.70m x 1.42m (5' 7" x 4' 8") (excludes shower cubicle) Shower cubicle with glass pivot door, tiled interior, wall mounted W.C. hand basin, chrome heated towel rail, shaver point, recessed ceiling lights, extractor fan, ceramic tiled floor with underfloor heating..

#### Bedroom Three

4.63m x 2.72m (15' 2" x 9' 0") Two double glazed windows to rear, radiator, TV Ariel point.

#### Family Bathroom

2.52m x 2.06m (8' 3" x 6' 9") Double glazed window to side, white suite comprising bath with shower unit and screen, wall mounted W.C. hand basin, chrome heated towel rail, recessed ceiling lights, extractor fan, ceramic tiled floor with underfloor heating, tiled walls, thermostat.

### SECOND FLOOR

#### Landing

Built in cupboard housing central heating boiler.

#### Bedroom One

5.14m x 3.55m (16' 10" x 11' 8") Double glazed window to front and double glazed window to side, radiator, TV and Satellite hub, recessed ceiling lights, access to loft (no ladder for storage).

#### En-Suite Shower Room

2.61m x 1.48m (8' 7" x 4' 10") Double glazed Velux window, shower cubicle, wall mounted W.C. hand basin, chrome heated towel rail, ceramic tiled floor with underfloor heating, ceramic tiled walls, shaver point.

#### Walk-in Wardrobe Room

Dormer ceiling, wall lights.

### OUTSIDE

#### Garden

Paved patio area, laid to lawn, garden shed for personal storage, side access.

#### Frontage

Private driveway for two cars.

### Additional Information

#### Council Tax

Local Authority: Bromley  
Council Tax Band: E

