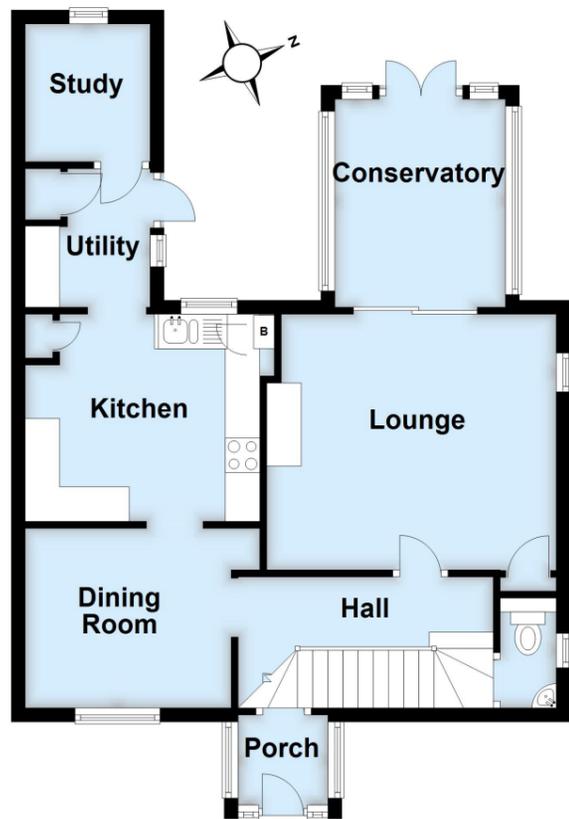


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



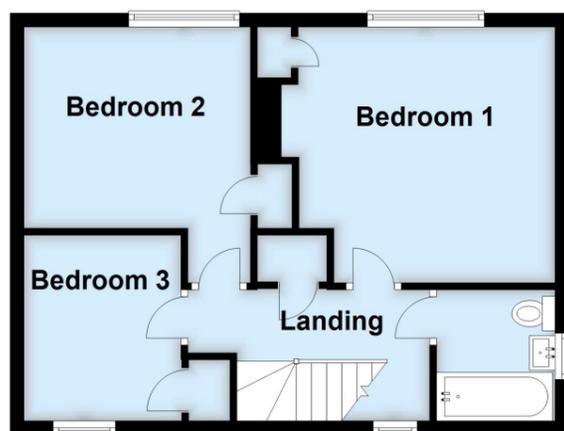
Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

116 Whitebeam Avenue, Bromley, Kent, BR2 8DW

£565,000 Freehold

- Three Bedrooms
- Family Garden
- Two Reception Rooms
- Utility Room
- Conservatory
- Driveway for Several Cars
- Cloakroom
- Study

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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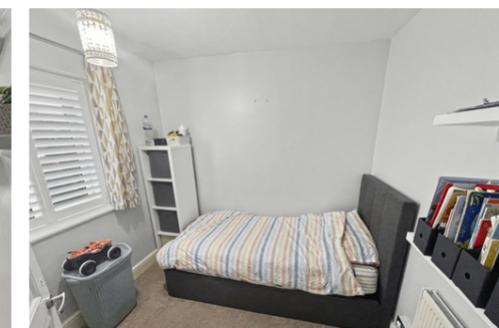
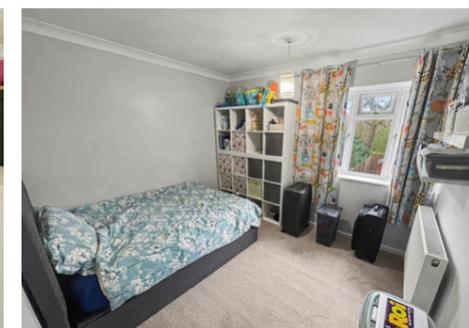


116 Whitebeam Avenue, Bromley, Kent, BR2 8DW

This well presented post war built family house is situated on the Bromley/Petts Wood borders, within walking distance of Petts Wood mainline station, the town centre amenities, nearby transport links (bus R7 and 208) for Bromley and Orpington, plus local reputable schools, including Crofton schools, Southborough school and St James RC School. It is also close to Bromley Common and Jubilee Parks for outdoor leisure pursuits. The property comprises three good sized bedrooms, a spacious lounge leading to a conservatory. There is a separate dining room leading to a stylish kitchen, which then leads on to the utility room and then a study. There is a large family garden which backs on to Bromley Common recreation fields. The property also has a private driveway for several vehicles. Benefits include double glazed windows, and a recently fitted gas central heating boiler. Viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

From Queensway turn left into Lakeswood Road then turn left into Woodhurst Avenue and right into Chesham Avenue onto Oxhath Crescent. Turn left into Lovelace Avenue and Whitebeam Avenue is on the left.



GROUND FLOOR

Entrance Hall

Entrance porch, double glazed door to front and double glazed windows to side, part glazed door, radiator, contemporary flooring.

Dining Room

2.574m x 3.271m (8' 5" x 10' 9")
Double glazed window to front, plantation shutters, radiator, contemporary flooring.

Lounge

3.894m x 3.554m (12' 9" x 11' 8")
Double glazed window to side, radiator, feature fireplace, double glazed sliding doors to conservatory, built in storage cupboard housing electric fuse box

Conservatory

3.000m x 2.503m (9' 10" x 8' 3")
Double glazed French doors to rear garden tiled, flooring.

Kitchen

3.223m x 2.887m (10' 7" x 9' 6")
Double glazed window to rear, range of stylish wall and base units, one and a half bowl sink unit and and draining

oven and gas hob, stainless steel extractor hood, concealed combi boiler, contemporary flooring, built in larder cupboard, built in slim dishwasher.

Utility Area

Double glazed door to rear garden and double glazed window, plumbing for washing machine, built in storage cupboard, contemporary flooring.

Study

1.013m x 01.784m (3' 4" x 5' 10")
Double Glazed Window to rear, radiator, contemporary flooring.

Cloakroom

Double glazed window to side, radiator, low level W.C, hand wash basin, tiled flooring,

First Floor

Landing

Access to loft, built in airing cupboard, double glazed window to front.

Bedroom One

3.579m x 3.897m (11' 9" x 12' 9")
Double glazed window to rear, built in cupboard, radiator.

Bedroom Two

2.954m x 3.235m (9' 8" x 10' 7")
Double glazed window to rear, radiator, built in cupboard.

Bedroom Three

2.305m x 2.591m (7' 7" x 8' 6")
Double glazed window to front, plantation shutters, wood effect flooring, radiator.

Bathroom

Double glazed window to side, white suite comprising bath with shower, hand wash basin set in vanity unit, low level W.C, heated towel rail, tiled flooring.

OUTSIDE

Rear Garden

West facing, large patio area, lawned area, established trees, garden shed, outside tap, side access gate, gated access to walkway to park.

Frontage

Bricked paved driveway for five cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley

