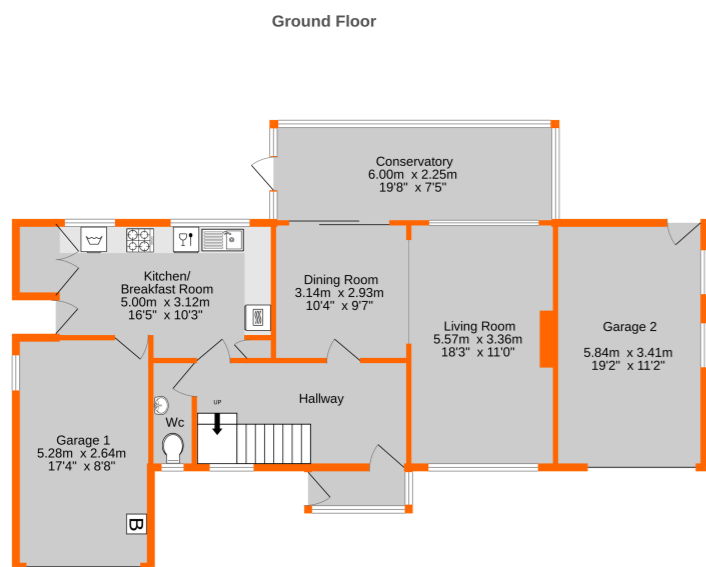
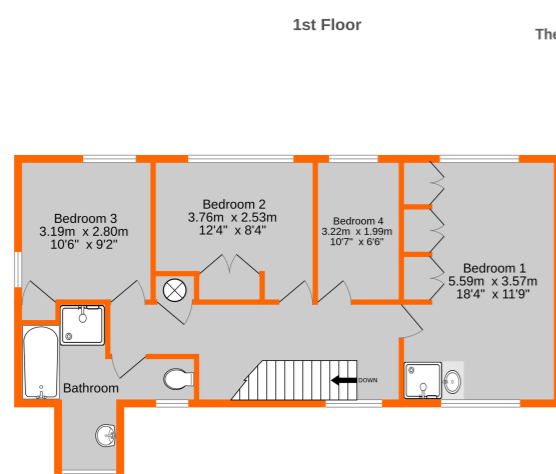


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



1st Floor

The Sq.M Of Garage 1 & 2 Is Not Included In The Total Floor Area
TOTAL FLOOR AREA : 146.4 sq.m. (1576 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our West Wickham Office - 020 8460 7252

22 Cameron Road, Bromley, Kent BR2 9AZ

Chain Free £895,000 Freehold

- Four Bedroom Detached Home.
- 0.5 Mile Bromley South Station.
- 16' 5" Kitchen/Breakfast Room.
- Two Garages (One Integral).
- 134' Wide Southerly Facing Garden.
- Two Reception Rooms & Conservatory.
- Extension Potential S.T.P.P.
- Generous Plot About 0.23 Acre.

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 fee 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.
 For further details please visit our website - www.proctors.london



22 Cameron Road, Bromley, Kent BR2 9AZ

This CHAIN FREE four bedroom detached family home is situated on a GENEROUS PLOT, (ARGUABLY ONE OF THE LARGEST PLOTS ON HAYESFORD PARK) and is within WALKING DISTANCE of Bromley South station and High Street about 0.5 of a mile away. Delightful 18' 3" double aspect living room with a coal effect gas fire in a marble fireplace, approached via the dining room. Good size double-glazed conservatory which overlooks the attractive garden, cloakroom and 16' 5" kitchen/breakfast room with a built in AEG electric double oven and Whirlpool gas hob. The main bedroom has three double wood effect fitted wardrobes and a tiled shower with a chrome Aqualisa shower. The white suite bathroom has a tiled shower and a bath. Off the kitchen is the integral garage and there is also an attached garage. The 134' wide southerly facing rear garden has a paved terrace, two areas of lawn, various established shrub borders and trees. This property requires some modernisation and has great extension potential, subject to the necessary planning consents.

Location

Cameron Road runs between Hayes Road and Barnhill Avenue and this property is in the section of the road between Stone Road and Hayesford Park Drive. Bromley High Street is about 0.5 of a mile away with The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include Ravensbourne Secondary, St Marks Primary and Pickhurst Infant and Junior schools. There are local shops in the precinct of Letchworth Drive and also on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Cameron Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance

Via front door to enclosed porch 2.29m x 1.17m (7' 6" x 3' 10") with front and side windows and glazed door to:

Hallway

4.84m x 2.29m (15' 11" x 7' 6") Radiator with cover, coving, double glazed front window, staircase to first floor

Cloakroom

2.25m x 1.00m (7' 5" x 3' 3") Double glazed front window, white low level w.c. and pedestal wash basin with a chrome mixer tap, tiled walls, wood effect flooring

Kitchen/Breakfast Room

5.00m x 3.12m (16' 5" x 10' 3") Two double glazed rear windows, limed wood effect fronted fitted wall and base units and drawers, granite effect work surfaces, plumbing/space for washing machine and dishwasher, Whirlpool four ring gas hob and AEG electric double oven, tall larder unit, tiled floor, Leisure stainless steel sink and drainer with a chrome mixer tap, double radiator, built in double shelved cupboard, ceiling downlights, splashback tiling, part glazed door to garden, door to garage 1

Dining Room

3.14m x 2.93m (10' 4" x 9' 7") Double glazed patio doors to conservatory, radiator, coving, serving hatch to kitchen, opening to:

Living Room

5.57m x 3.36m (18' 3" x 11' 0") Double glazed front window, two radiators, coving, coal effect gas fire in a marble fireplace, rear window to conservatory

Conservatory

6.00m x 2.25m (19' 8" x 7' 5") Double glazed windows to three sides, double glazed doors to terrace and garden, tiled floor, radiator

First Floor

Landing

6.44m x 1.22m (21' 2" x 4' 0") Double glazed front window, radiator, coving, airing cupboard with slatted shelves housing hot water tank, access to loft with some boarding, power points and light

Bedroom 1

5.59m x 3.57m into wardrobes (18' 4" x 11' 9") Double aspect room with double glazed window to front and rear, coving, radiator, three double wood effect fitted wardrobes, two ceiling downlights, white wash basin with a chrome mixer tap having a white double vanity cupboard beneath, white tiled shower with an Aqualisa chrome shower, white shower tray and folding/sliding door

Bedroom 2

3.76m x 2.53m plus door recess and wardrobe (12' 4" x 8' 4") Double glazed rear window, coving, radiator, built in double wardrobe

Bedroom 3

3.19m x 2.80m (10' 6" x 9' 2") Double glazed side and rear windows, radiator, coving, built in single wardrobe

Bedroom 4

3.22m x 1.99m (10' 7" x 6' 6") Double glazed rear window, coving, radiator

Bathroom

3.67m x 3.56m into shower reducing to 1.03m (3' 5") (12' 0" x 11' 8") Two double glazed front windows, white suite of concealed cistern low level w.c., pedestal wash basin, bath with a chrome mixer tap and tiled shower with an Ideal Standard chrome shower, white shower tray and glass door, double radiator, tiled walls, wood effect flooring

Outside

Front Garden

Shrub borders, brick pavior path. Garden to side of the house with lawn and established shrub borders

Rear Garden

40.95m wide x 16.54m deep (max) (134' x 54') reducing to 10.48m (34') Paved terrace, outside tap, established shrub/flower borders and trees, two lawn areas, compost area, timber shed, side access with gate to front garden, outside cupboard

Garage 1

5.28m x 2.64m (17' 4" x 8' 8") Electric roller door, wall mounted Worcester boiler, consumer unit, electric and gas meters, side window, light, power points

Garage 2

5.84m x 3.41m (19' 2" x 11' 2") Two side and one rear windows, door to garden, electric up and over door, light and power points

Additional Information

Council Tax

London Borough of Bromley - Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage