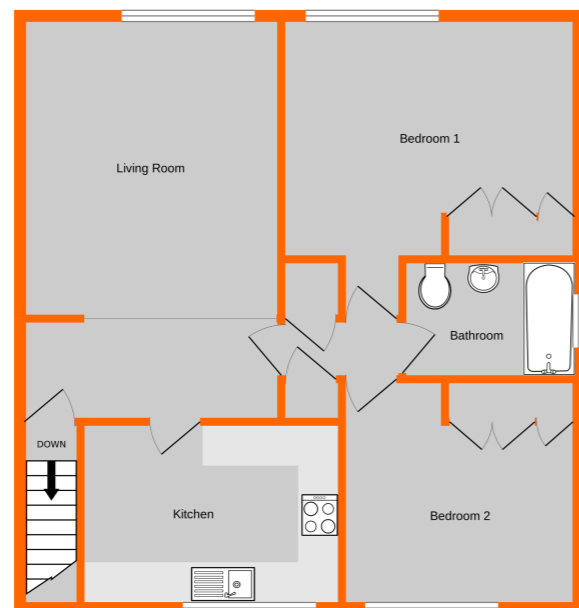
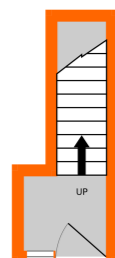


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Entrance

First Floor



TOTAL FLOOR AREA: 73.2 sq.m. (788 sq ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2022

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

12a Stanstead Close, Bromley, Kent BR2 9DS

Chain Free £325,000 Leasehold

- First Floor 1960's Maisonette.
- Quiet Cul-de-sac Location
- Kitchen/Breakfast Room.
- Close To Schools.
- Two Double Bedrooms.
- One Mile Bromley South Station.
- White Suite Bathroom.
- No Chain.

12a Stanstead Close, Bromley, Kent BR2 9DS

Offered to the market with no onward chain, is this spacious two double bedroom first floor 1960's maisonette situated in a popular and quiet cul-de-sac location within reach of Pickhurst schools and Bromley South Station with fast and frequent services to London Victoria and Bromley Town Centre with a good choice of shops and recreational facilities about a mile away. Large lounge, two good size double bedrooms, both with built in wardrobes, white suite bathroom, generous 19' 5" x 12'11" lounge, kitchen/breakfast room appointed with white units, gas fired heating with radiators, double glazing, single garage en-bloc and front garden laid to lawn with mature tree and shrubs.

Location

Stanstead Close is off Barnhill Avenue and is a cul-de-sac with a small central green. Bromley South Station with fast and frequent services to London Victoria is just under a mile away. Bromley Town Centre with it's excellent choice of shops and recreational facilities is a little further on. Local shops can be found in Letchworth Drive and there are further local shops just over half a mile away at the corner of Pickhurst Lane and Westmoreland Road. Buses connecting with Bromley Town Centre stop in Barnhill Avenue. Local schools in the area include the popular Pickhurst, Highfield and St Marks Schools for younger children and Hayes and Ravensbourne Schools for older children.



Ground Floor

Entrance

Hardwood door with stairs leading to entrance hall, radiator, stairs to first floor, glazed door to:

Living/Dining Room

19' 5" x 12' 11" (5.92m x 3.94m)
Double glazed window to rear, coved cornice, radiator, door to:

Kitchen

12' 7" x 9' 11" (3.84m x 3.02m)
Double glazed window to front, white wall and base units with laminate work surfaces over, stainless steel sink with mixer tap, space for washing machine, dishwasher, tumble dryer, gas hob with extractor hood over, integrated double oven, splash back tiling

Inner Hallway

Build in storage cupboard, doors to:

Bedroom 1

14' 8" x 13' 1" (4.47m x 3.99m)
Double glazed window to rear, coved cornice, built in double and single wardrobes with hanging space and storage above, radiator

Bedroom 2

11' 5" x 9' 11" (3.48m x 3.02m)
Double glazed window to front, coved cornice, built in storage cupboard, radiator

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m) White suite comprising panelled bath with chrome mixer tap/shower with shower over, low level w.c., pedestal wash hand basin, chrome heated towel rail, tiled walls, extractor fan

Outside

Front Garden

Lawned garden with tree and shrub borders, decked area

Garage En Bloc

18' 0" x 8' 2" (5.49m x 2.49m)
Single garage en bloc with up and over door

Lease Details

Lease

99 Years from 25th March 2010 - To Be Confirmed

Maintenance

Nil - To Be Confirmed

Ground Rent

£200.00 Per Annum for the first 25 years from start of new lease i.e. 2010 onwards - £400 for the next 25 years, £800 for the next 25 years and £1600 for remaining term - To Be Confirmed

Agents Note

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.