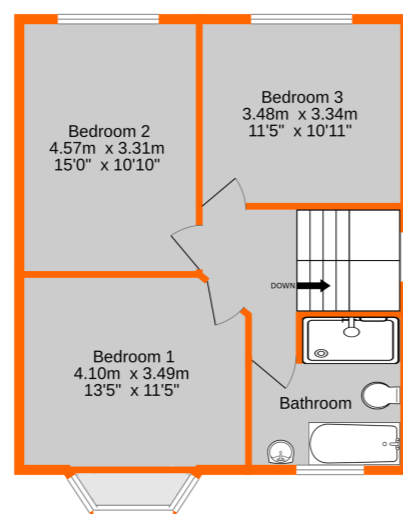
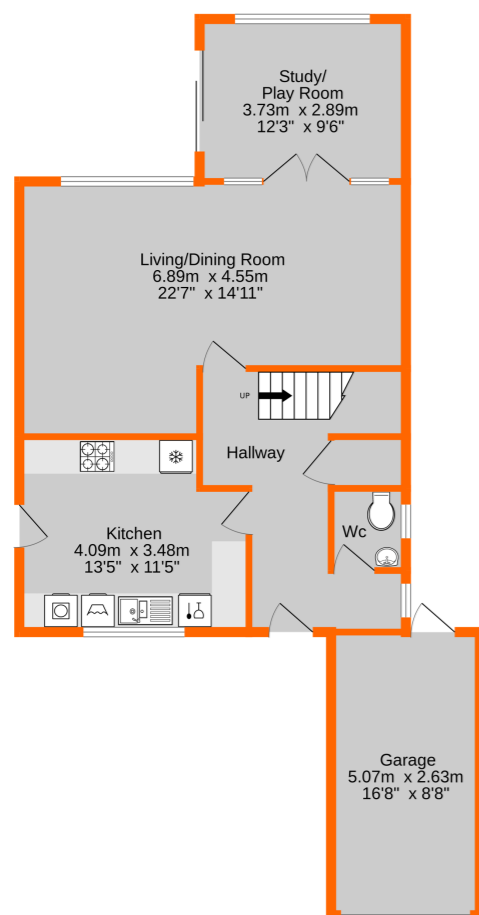


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
68.1 sq.m. (733 sq.ft.) approx.

1st Floor
56.7 sq.m. (611 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
 TOTAL FLOOR AREA : 124.8 sq.m. (1344 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

46 St Marys Avenue, Bromley, Kent BR2 0PR

£825,000 Freehold

- Three Bedroom Linked Detached Home.
- Fitted Kitchen With Appliances.
- Bathroom With Bath & Shower.
- 67' x 35' S.W. Facing Garden.
- L Shape Living/Dining Room.
- Study/Playroom & Cloakroom.
- Short Walk Highfield Schools.
- 0.6 Mile Shortlands Station (Zone 4).

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



46 St Marys Avenue, Bromley, Kent BR2 0PR

THREE DOUBLE BEDROOM linked (by the garage) detached family home, situated in this POPULAR ROAD a SHORT WALK from the SOUGHT AFTER HIGHFIELD Infant and Junior schools, about 0.6 of a mile from Shortlands station (zone 4) and enjoying a 67' x 35' SOUTH WEST FACING REAR GARDEN. The property is approached via an Indian stone driveway providing parking for four/five vehicles and has a beautiful Camelia by the front door. Off the hallway are the white suite cloakroom and the good size kitchen, appointed with white fitted units and drawers and having various integrated kitchen appliances. The L shape 22' 7" living/dining room overlooks the rear garden and has glazed double doors to the study/playroom, which has double glazed patio doors to the garden. The white suite bathroom has a bath and tiled walk in shower, with a chrome shower and hand shower. The property has gas fired heating with radiators via a Vaillant boiler to a wall unit in the kitchen and double glazing. The rear garden has a paved terrace to the rear of the house, a lawn area, various shrubs and fruit trees. There is access to one side of the house to the attached garage, which has an up and over door.

Location

St Marys Avenue runs between Cumberland Road and Kingswood Road. Bus services pass along St Marys Avenue and Cumberland Road to Bromley High Street, about 0.8 of a mile away, with The Glades Shopping Centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Local schools include Highfield Infant and Juniors and Harris Primary Academy off Kingswood Road. Shortlands station and shops in Shortlands Village are about 0.6 of a mile away. There are shops at the junction of Westmoreland Road and Pickhurst Lane.



Ground Floor

Entrance

Via covered porch with a light and quarry tiled floor, part double glazed front door to:

Hallway

4.7m x 2.71m reducing to 1.3m (4. 3") (15' 5" x 8' 11") Coving, double glazed side window, two radiators, wood effect laminate flooring, understairs storage cupboard

Cloakroom

1.32m x 1.28m (4' 4" x 4' 2") Double glazed side window, white low level w.c. and wash basin

Kitchen

4.09m x 3.48m (13' 5" x 11' 5") Double glazed front window, part double glazed side door, appointed with white fronted fitted wall and base units and drawers including a wall unit housing the Vaillant boiler, integrated Bosch dishwasher and washing machine and CDA tumble dryer, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, integrated Bosch electric double oven and Bosch stainless steel four ring gas hob with an extractor unit above, wood strip effect work surfaces, radiator, splashback tiling, coving, integrated Bosch fridge/freezer

Living/Dining Room

6.89m x 4.55m reducing to 3.31m (10' 10") (22' 7" x 14' 11") L shape with wood effect laminate flooring, coving, two radiators, double glazed rear window, glazed double doors and windows (not double glazed) to:

Study/Playroom

3.73m x 2.89m (12' 3" x 9' 6") Double glazed rear window, double glazed patio doors to side, wood effect laminate flooring, coving, double radiator

First Floor

Landing

Double glazed side window over staircase on half landing, radiator, coving, access to loft via an aluminium ladder, part boarded, insulation

Bedroom 1

4.10m x 3.49m plus bay (13' 5" x 11' 5") Double glazed bay window to front with a deep sill, radiator, coving

Bedroom 2

4.57m x 3.31m (15' 0" x 10' 10") Double glazed rear window, radiator, coving

Bedroom 3

3.48m x 3.34m (11' 5" x 10' 11") Double glazed rear window, radiator, coving

Bathroom

2.57m x 2.52m reducing to 1.90m (6' 3") (8' 5" x 8' 3") Double glazed front window, white suite of bath with a chrome mixer tap/hand shower, low level w.c. and wash basin with a white double cupboard and two drawers beneath, double tiled shower with a white shower tray, chrome shower and hand shower, glass screen, coving, tall chrome ladder style radiator

Outside

Rear Garden

20.51m x 10.58m (67' x 35') Paved path to side with steps and gate to front, paved path other side with part glazed door to garage, paved terrace, outside power point, lawn, shrubs, apple, plum and cherry trees

Garage

5.07m x 2.63m (16' 8" x 8' 8") Power points, part glazed rear door, up and over door, electric and gas meters

Front Garden

Indian Stone paving for four/five cars, shrubs including a Camelia by the porch, outside lights

Additional Information

Council Tax

London Borough of Bromley - Band F