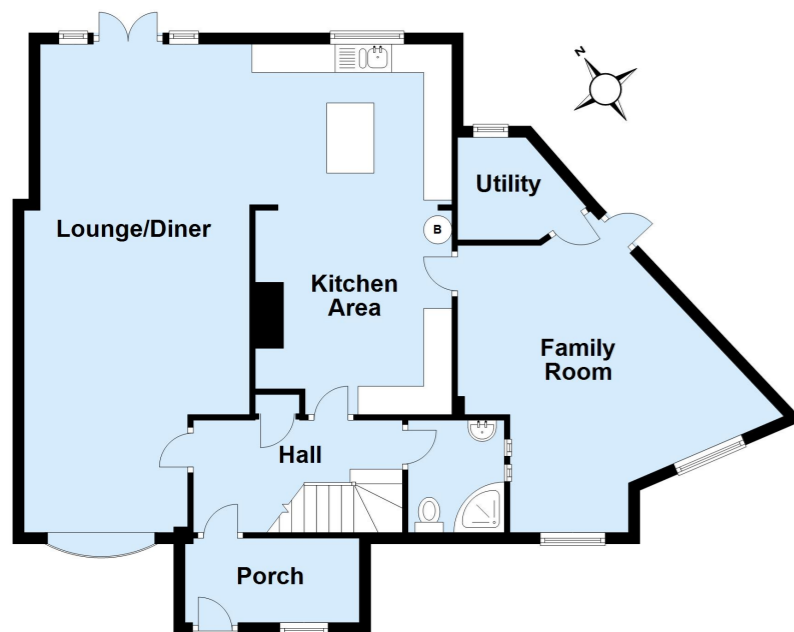


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



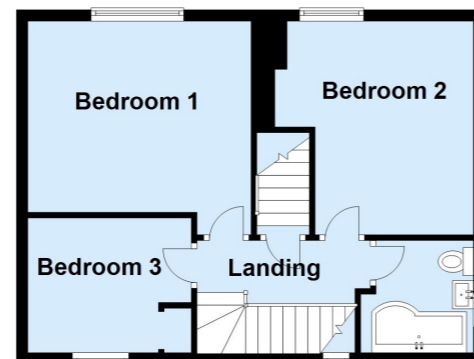
Ground Floor

Approx. 95.5 sq. metres (1028.1 sq. feet)



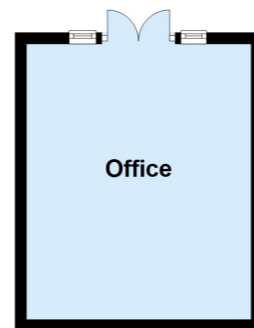
First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



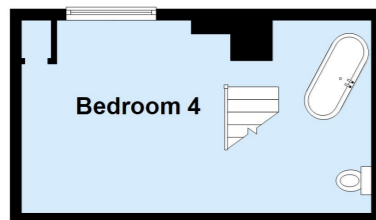
Outbuilding

Approx. 19.4 sq. metres (209.0 sq. feet)

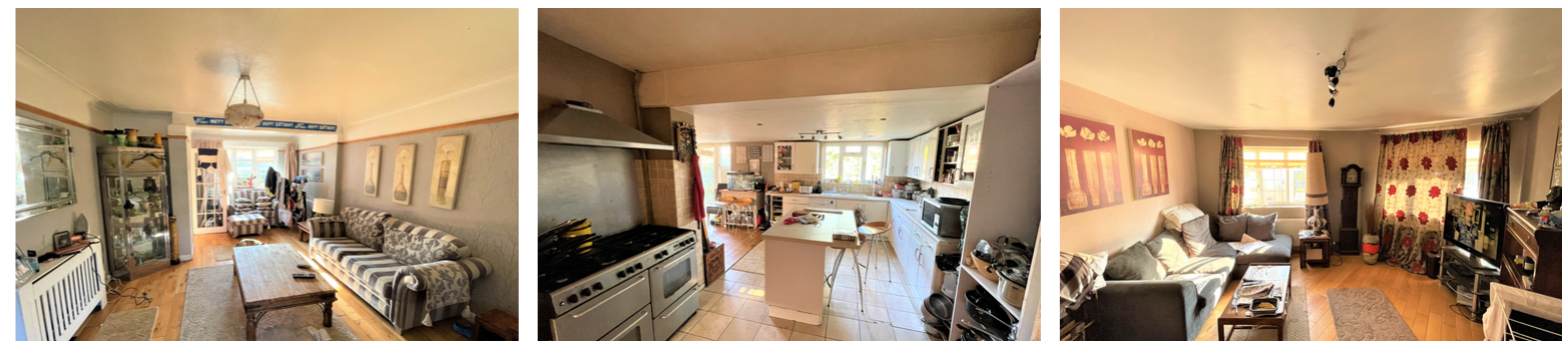


Second Floor

Approx. 21.1 sq. metres (227.6 sq. feet)



Total area: approx. 182.4 sq. metres (1962.9 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

1 Almond Way, Bromley, Kent, BR2 8DR

£550,000 Freehold

- 🏠 Semi Detached House
- 🏠 Social Living Space
- 🏠 Ground Floor Shower Room
- 🏠 Parking for Several Cars
- 🏠 Extended Ground Floor
- 🏠 Additional Reception Room
- 🏠 Wide Frontage
- 🏠 Close To Petts Wood Amenities

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 MAP Limited 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 Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



1 Almond Way, Bromley, Kent, BR2 8DR

This deceptively spacious post war built semi-detached house is situated on the Bromley/ Petts Wood borders, within easy walking distance of Petts Wood mainline station, nearby reputable schools, local transport (R3 and 208 bus service), plus an abundance of open green spaces for outdoor leisure activities. The accommodation comprises three bedrooms on the first floor, an open plan living space to include a lounge and dining area, a spacious kitchen, additional reception room, ground floor shower room off the entrance hall, utility area, a family bathroom plus a loft space with Velux window and dormer window to the rear aspect. There is a wide frontage for several cars and rear garden with a newly constructed timber annex/ outbuilding providing a studio room, double bedroom, potential shower room, double glazing, skylight window and recessed lighting. Exclusive to PROCTORS.

Location

Almond Way is situated on the Bromley/Petts Wood borders close to nearby reputable schools, Petts Wood mainline station and good transport links.



Ground Floor

Entrance Porch

Double glazed window to front and double glazed door, power and light.

Entrance Hall

3.65m x 1.95m (12' 0" x 6' 5") Double glazed entrance door, radiator, built-in meter cupboard.

Social Living Space

7.25m x 6.92m (23' 9" x 22' 8")

Lounge/ Dining Area

Double glazed bay window to front, natural wood flooring, radiator cabinet, open plan to dining area.

Dining Area

Double glazed French doors to rear, radiator, open plan to kitchen.

Kitchen Area

Double glazed window to rear, fitted wall and base units, one and a half bowl sink unit, range oven, wall mounted central heating boiler, radiator, ceramic tiled floor and walls, door to second reception room.

Reception Room/ Family Room

5.04m x 4.52m (16' 6" x 14' 10") Two double glazed windows to front, door to side, natural wood flooring, radiator.



Utility Room

Window to rear, plumbed for washing machine.

Shower Room

Interior glass block windows, corner shower unit, low level WC, contemporary hand wash basin, chrome heated towel rail, ceramic tiled floor and walls.

First Floor

Landing

Double glazed window to front, built-in cupboard, access to loft space with Velux window and dormer window to rear aspect.

Bedroom One

3.92m x 3.30m (12' 10" x 10' 10") Double glazed window to rear, radiator.

Bedroom Two

3.55m x 2.81m (11' 8" x 9' 3") Double glazed window to rear, radiator.

Bedroom Three

2.86m x 2.23m (9' 5" x 7' 4") Double glazed window to front, radiator.

Bathroom

Double glazed window to side, bath, low level WC, wall mounted hand wash basin, chrome heated towel rail, extractor fan.



Outside

Rear Garden

Laid to lawn, decked patio area, timber shed, side access.

Garden Annex/ Outbuilding

Studio/ Living Area

7.21m x 3.81m (23' 8" x 12' 6") Double glazed French doors, roof skylight, recessed ceiling lights, herringbone vinyl flooring, TV media shelving.

Double Bedroom

3.71m x 2.93m (12' 2" x 9' 7") Double glazed window, wall to wall wardrobes, recessed ceiling lighting.

Proposed Shower Room

2.07m x 1.97m (6' 9" x 6' 6") Double glazed window, installation and plumbing required.

Frontage

A wide frontage with parking for several cars.

Council Tax

Bromley Council Band D:

