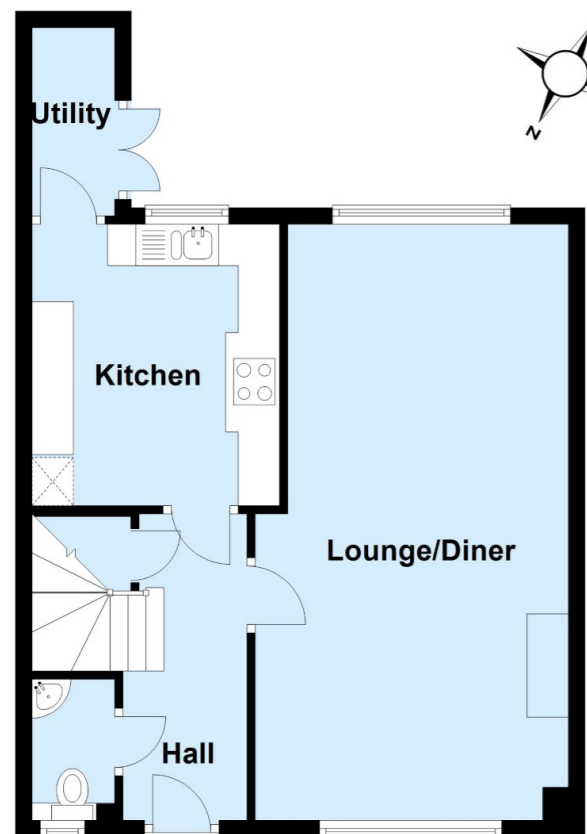


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



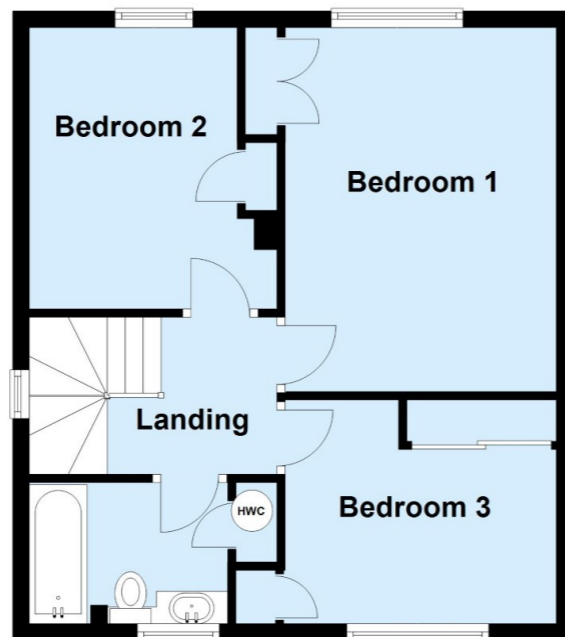
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 95.1 sq. metres (1024.0 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

20d Park Road, Bromley, Kent, BR1 3HP

Guide Price £575,000 Freehold

- Post War End Terrace
- Perfect for Amenities
- Three Double Bedrooms
- Bright & Airy Rooms
- Central Bromley Location
- Ideal For Mainline
- Spacious Lounge/Diner
- Chain Free Property

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 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



20d Park Road, Bromley, Kent, BR1 3HP

We are pleased to offer this post war built end of terrace house, located in the heart of Bromley, just a few minutes' walk from the town centre, Bromley North station and good transport links. Offered for sale with no onward chain, the accommodation provides three double bedrooms, a bright and airy through lounge/diner, fitted kitchen, ground floor cloakroom off the entrance hall, family bathroom and rear porch off the kitchen. Benefits include NO ONWARD CHAIN, double glazed windows, central heating, electrics updated in 2008, wide frontage and garage en-bloc. Exclusive to PROCTORS.

Location

The property is ideally situated just a few minutes' walk from Bromley North station and the town centre. Bromley South station is also within walking distance.



Ground Floor

Entrance Hall

Double glazed entrance door, radiator cabinet, under stairs meter cupboard, wall lights.

Cloakroom

Double glazed window to front, radiator, gas coal fire (not tested) recessed cabinet, wall light.

Dining Area

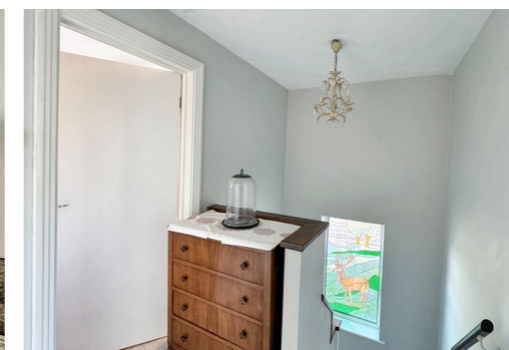
Double glazed window to rear, radiator, wall lights.

Kitchen

Double glazed window and double glazed door to rear porch, medium oak fronted wall and base cabinets, built-in electric oven, eye-level microwave oven, fitted fridge, washing machine, gas hob set in worktop, extractor hood in canopy, one and a half bowl acrylic sink unit, radiator, recessed ceiling lights, concealed central heating boiler

Rear Porch

Double glazed French doors to garden.



First Floor

Landing

Double glazed stained glass window, access to spacious boarded loft with lighting (via purpose built step ladder), central heating timer.

Bedroom One

Double glazed window to rear, built-in wardrobe, radiator.

Bedroom Two

Double glazed window to rear, built-in single wardrobe, radiator.

Bedroom Three

Double glazed window to front, fitted double wardrobe with mirror sliding doors, built-in single wardrobe.

Bathroom

Double glazed window to front, bath with mixer tap shower, hand wash basin on vanity unit, back to wall W.C., built-in airing cupboard, radiator.



Outside

Garden

A lovely walled town garden, laid to lawn, rear gate, garden shed, paved patio area, outside tap and power socket.

Garage

Single garage en-bloc, up and over door.

Frontage

A wide frontage, laid to lawn, walled boundary.

Additional Information

Council Tax

Local Authority : Bromley
 Council Tax Band : E

