



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(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

Total Approx. Floor Area 1409 Sq.Ft. (130.9 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our West Wickham Office - 020 8460 7252

24 Celtic Avenue, Bromley, Kent BR2 0RU

Chain Free £830,000 Freehold

- Four Bedroom Semi.
- Short Walk Highfield Schools.
- 130' Southerly Facing Garden.
- Bathroom & En Suite Shower.
- Cul-de-sac Position.
- Two 14' Reception Rooms.
- 13'3" Kitchen/Breakfast Room.
- Cloakroom & Storage Garage.

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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24 Celtic Avenue, Bromley, Kent BR2 0RU

Splendid CHAIN FREE four bedroom semi detached family home, in this cul-de-sac position, a short walk from the sought after Highfield schools and enjoying a south east facing 130' garden. Two 14' reception rooms, with the living room having a gas fire and double glazed doors to the garden. White suite cloakroom and kitchen appointed with wooden fronted units, granite effect work surfaces and various built in appliances. Bedrooms 1 and 2 have fitted wardrobes and bedroom 1 has a white en suite shower room. White suite family bathroom. Gas fired heating with radiators and double glazing. Rear garden with a crazy paved terrace, laid mainly to lawn with shrub borders, fruit trees, a barked area and timber shed. Storage garage and brick pavior drive with parking for two cars.

Location

Celtic Avenue is a popular cul-de-sac off South Hill Road. Local schools include the sought after Highfield Infant and Juniors. There are shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Wood can be accessed off Tootswood Road. Shortlands Station and shops in Shortlands Village are about 0.8 of a mile away. Bromley High Street with The Glades Shopping Centre, St Mark's Square development and Bromley South Station is about 1.2 miles away.



Ground Floor

Entrance

Via enclosed porch with double glazed door and windows and part glazed front door to:

Hallway

4.75m x 1.85m (15' 7" x 6' 1") windows to front, coving, radiator, under stairs storage cupboard, archway to inner hallway with door to storage garage and to:

Cloakroom

1.42m x 0.86m (4' 8" x 2' 10") double glazed side window, white pedestal wash basin with a chrome mixer tap and Roca low level w.c., tiled floor, two ceiling downlights

Sitting Room

4.29m x 3.86m into alcoves (14' 1" x 12' 8") double glazed front window, double radiator, coving, wood effect laminate flooring

Living Room

4.27m into alcoves x 3.91m (14' x 12' 10") double glazed double doors and windows to rear, pebble/log effect living flame gas fire with marble slips and hearth and a wooden fire surround, low level double cupboard with book shelves above to each alcove, coving, wood effect laminate flooring, double radiator

Kitchen

4.04m x 3.05m (13' 3" x 10') double glazed rear window, double glazed door to side, appointed with a range of wooden fronted wall and base units and drawers to two walls, granite effect work surface with inset Franke black one and a half sink and drainer with a brushed steel mixer tap, built-in Beko fridge/freezer, built-in Beko dishwasher and Bosch electric double oven with unit above and beneath, built-in Bosch four ring gas hob with an extractor canopy above, wall tiling behind hob and between work surfaces and wall units, ceiling downlights, tiled floor

First Floor

Landing

3.45m x 1.57m (11' 4" x 5' 2" reducing to 0.79m 2' 7") Access to loft, coving

Bedroom 1

4.90m (16' 1") reducing to 3.76 minimum to alcoves x 3.76m into bay (12' 4" x 12' 4") plus wardrobes 0.56m (1' 10") deep, double glazed bay window to front, radiator, coving, two double and one single cream fitted wardrobes plus three shelved wardrobe cupboards to match, pair of bedside tables with two drawers to match wardrobes, door to:

En-Suite Shower Room

1.85m x 1.63m (6' 1" x 5' 4") double glazed window to front, tiled shower cubicle with a door and screen, a chrome shower and white shower tray, white Roca low level w.c. and wash basin with a chrome mixer tap having a white double cupboard and three drawers beneath, chrome ladder style radiator, coving, two ceiling downlights, tiled floor with under floor heating

Bedroom 2

3.96m x 3.00m (13' x 9' 10") plus wardrobes 0.71m (2' 4") deep into alcoves, double glazed rear window, radiator, three double fitted wardrobes with three double high level double storage cupboards above to one wall

Bedroom 3

4.45m x 2.62m (14' 7" x 8' 7") including airing cupboard, double glazed oriel window to front and double glazed side window, double radiator, coving, airing cupboard with slatted shelves housing hot water tank

Bedroom 4

2.49m x 2.31m (8' 2" x 7' 7") double glazed rear window, coving, radiator

Bathroom

3.18m (10' 5") reducing to 2.26m x 2.08m (7' 5" x 6' 10") L shape with double glazed rear and side window, white suite of bath with a chrome mixer tap and a chrome wall mounted shower over to one end, Roca low level w.c. and an oval wash basin with a chrome mixer tap having a double cupboard and six drawers beneath, mosaic style tiled walls to two sides of the bath, chrome ladder style towel rail, tiled floor

Outside

Storage Garage

3.35m x 2.51m (11' x 8' 3") up and over door to front, wall mounted Vaillant boiler, double glazed side door, fuse box and electric meter

Rear Garden

39.62m x 9.75m (130' x 32') crazy paved terrace to rear of house with outside tap and side access with gate to front garden. From the terrace steps lead down to the garden with a further crazy paved terrace. The garden is laid mainly to lawn with shrub beds and trees including some fruit trees. To the far end of the garden there is a barked area edged with sleepers and a timber shed.

Front Garden

Brick pavior parking for two cars, shrub border