

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

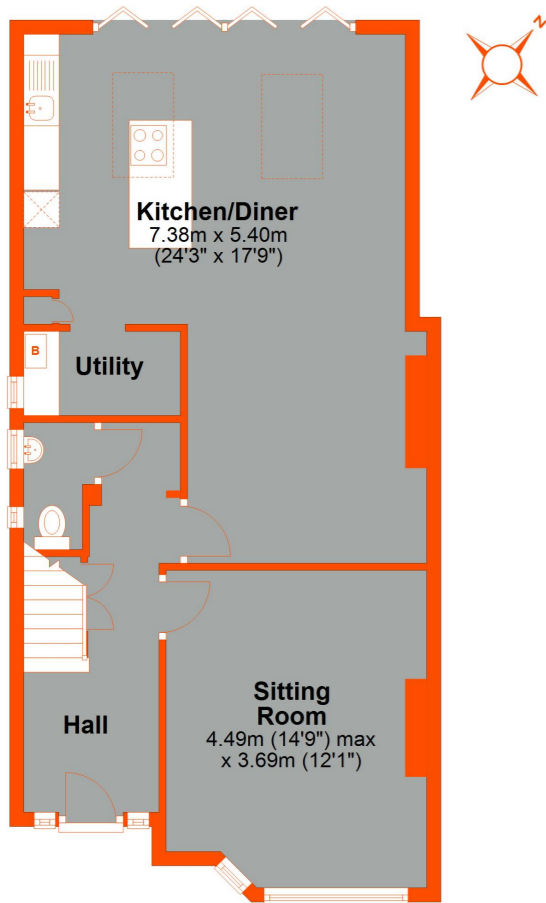
1b Johnson Road, Bromley, Kent BR2 9SN

£675,000 Freehold

- Extended 1930s Semi
- 3 Bedrooms
- Re-Modelled Bathroom
- Garage to Rear
- Open Plan Kitchen/Dining/Family Room
- Sitting Room
- Double Glazing and Gas C/H
- Driveway with Electric Charging Point, EPC D

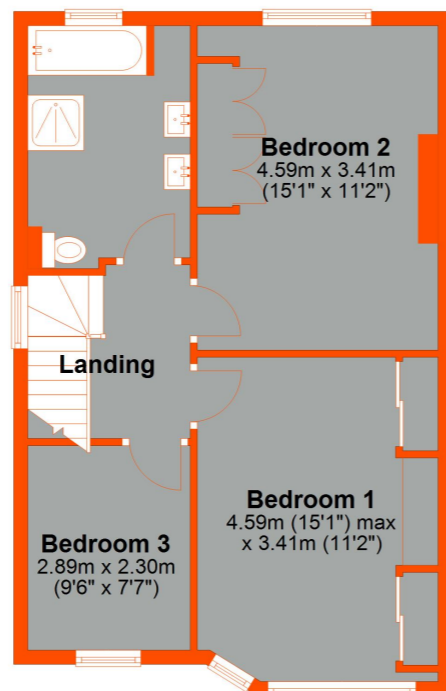
Ground Floor

Approx. 64.4 sq. metres (692.9 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

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 may also recommend firms of Solicitors and 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 a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london

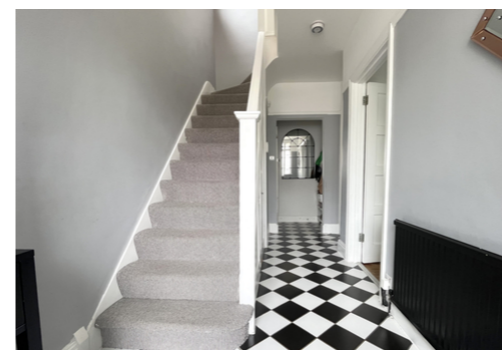


1b Johnson Road, Bromley, Kent BR2 9SN

Proctors Bromley office are delighted to offer for sale this attractively modernised and extended 1930s semi detached house with garage to rear. Accommodation comprises, 3 bedrooms, a spacious re-modelled bathroom with separate walk-in shower, a sitting room, a fabulous open plan kitchen/dining/family room, a utility room and a ground floor cloakroom. The property features sealed unit double glazing with bi-folding doors to the rear extension, gas fired central heating via a combination boiler, plantation shutters to the front rooms and an electric charging point to the front. To the rear, the garden with north-westerly aspect extends to around 11.27m (37') with direct access to the garage. The resin driveway to the front provides parking for 2 cars and has an electric charging point.

Location

Situated within easy reach of local shops and restaurants in Chatterton Village and Raglan Primary School. Ravensbourne Secondary School is within 1 mile. Bromley South Railway Station serving London Victoria, can be reached via nearby bus services on Bromley Common. For recreational activity, there is a local Virgin Active Health Club and Spa in Baths Road whilst both Havelock, Whitehall Recreation Grounds and Norman Park are nearby.



GROUND FLOOR

Entrance Hall

Stained glass and leaded door with flanking windows to front, black and white tiled floor, understairs cupboard with light housing gas and electric meters, recess for coats.

Cloakroom

Double glazed window and glass bricks to side, black and white tiled floor, radiator.

Sitting Room

4.49m x 3.69m (14' 9" x 12' 1") Double glazed window to front with shutters, stripped wood floor, radiator.

Kitchen/Dining/Family Room

7.38m x 5.40m (24' 3" x 17' 9") Bi-folding double glazed patio doors to rear, 2 Velux windows, wall and base units, island unit incorporating breakfast bar, butler sink, built in double oven, integrated dishwasher, space for American style fridge/freezer, ceiling downlighters, integrated blue tooth ceiling speaker, vertical column radiator.

Utility Room

Work top, plumbing for washing machine, Ideal Logic gas boiler, double glazed window to side.

FIRST FLOOR

Landing

Stained glass leaded window to side,

Bedroom 1

4.59m x 3.41m (15' 1" x 11' 2") Double glazed window to front with shutters, fitted wardrobes, cast iron fireplace, ceiling downlighters, radiator.

Bedroom 2

4.59m x 3.41m (15' 1" x 11' 2") Double glazed window to rear, ceiling downlighters, radiator.

Bedroom 3

2.89m x 2.30m (9' 6" x 7' 7") Double glazed window to front, radiator.

Bathroom

3.28m x 2.37m (10' 9" x 7' 9") White suite comprising, panelled jacuzzi bath, separate walk-in shower with overhead shower, 2 hand basins with cupboards under, low level w.c., shaver point, tiled floor with electric underfloor heating, integrated blue tooth ceiling speaker, storage recess, ceiling downlighters, access to loft.

OUTSIDE

Rear Garden

Approximately 11.23m (37') North-westerly aspect, decked terrace, side access, power point, lawn, rear patio with pergola, side door to garage.

Garage

4.90m x 2.52m (16' 1" x 8' 3") Accessed via shared drive to side, up and over door side door, windows to side and rear.

Parking

private resin drive to front with parking for 2 cars, electric charging point.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band E
£2382.98 for 2024/5

