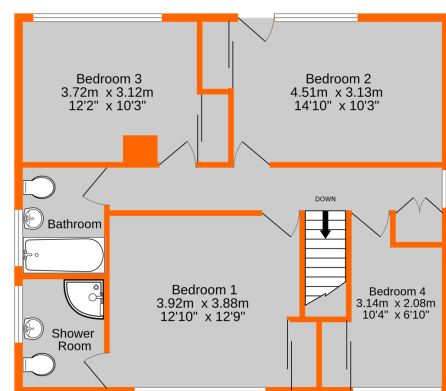
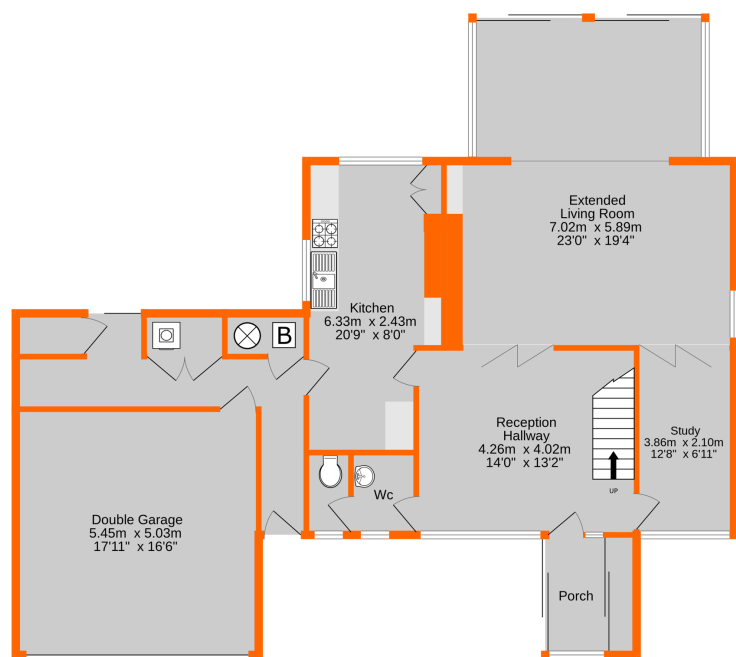


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
133.9 sq.m. (1441 sq.ft.) approx.

1st Floor  
72.4 sq.m. (779 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 206.3 sq.m. (2220 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

### 3 Appledore Close, Bromley, Kent BR2 9BZ

## Chain Free £845,000 Freehold

- 1960's Built Detached Family Home.
- Double Garage & Parking 2 Cars.
- 14' x 13' 2" Reception/Hallway.
- Extension Potential S.T.P.P.
- Four Bedrooms With Wardrobe Cupboards.
- Study & Generous Living Room.
- Bathroom & White En Suite Shower Room.
- 68' x 55' Westerly Facing Garden.

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](http://www.proctors.london)





## 3 Appledore Close, Bromley, Kent BR2 9BZ

Chain Free four bedroom 1960's built detached house, enjoying an attractive 68' x 55' westerly facing rear garden and having a double garage, with parking in front for two cars. Appledore Close is a cul-de-sac with a central green, about 0.8 of a mile from Bromley South Station and High Street. Off the 14' 0" x 13' 2" reception/hallway are the white suite cloakroom, which could potentially be a shower room, the study and generous 19' 4" (max) x 23' extended living room. Beyond the 20' 9" x 8' kitchen is the L shape inner hall, which provides access to the double garage. The four bedrooms all have built in double wardrobes and bedroom one has a white en suite shower room. There is also a family bathroom. The reception/hallway, study and living room all have wood block parquet flooring. The rear garden has a paved terrace, area of lawn, established shrub borders and trees. This property requires modernisation including reappointing the kitchen, bathroom and cloakroom and redecorating the property. There is great extension potential, subject to the necessary planning consents.

### Location

Appledore Close is a cul-de-sac off Hayesford Park Drive. Local schools include Pickhurst Infant and Junior schools off Pickhurst Lane and Ravensbourne Secondary school off Hayes Lane (Bromley). Bromley High Street is 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 Victoria. There are shops at the junction of Westmoreland Road and Pickhurst Lane and also in the precinct off Letchworth Drive. Bus services pass along Cameron Road to Bromley High Street. Norman Park can be accessed off Hayes Lane (Bromley) at the junction with Mead Way.



### Ground Floor

#### Entrance Porch

Via covered entrance to enclosed porch 2.52m x 1.28m (8' 3" x 4' 2") with double glazed patio doors and double glazed window to front, double coat cupboard with two sliding doors, column style radiator, glazed door and window to:

#### Reception/Hallway

4.26m including staircase x 4.02m (14' 0" x 13' 2") Front double glazed window, two column radiators, wood block parquet flooring in a Herringbone design, open tread staircase to first floor, glazed sliding/folding doors to extended living room

#### Cloakroom

2.38m x 1.66m (7' 10" x 5' 5") Two double glazed front windows, radiator, in two sections with door to white low level w.c. from area with white wash basin, coat hooks

#### Study

3.86m x 2.10m (12' 8" x 6' 11") Double glazed front window, column radiator, glazed sliding/folding doors to extended living room, wood block parquet flooring in a Herringbone design

#### Extended Living Room

5.89m reducing to 4.97m (16' 4") x 7.02m (19' 4" x 23' 0") Four double radiators and column radiator, two sets of double glazed patio doors to rear and two double glazed side windows to extension, double glazed side window, tiled fireplace, wood block flooring in a Herringbone design

#### Kitchen

6.33m x 2.43m (20' 9" x 8' 0") Double glazed rear and side windows, consumer unit, white wall and base units and drawers, stainless steel double drainer and sink with a chrome mixer tap, space for oven, laminate work surfaces, double cupboard with six doors, radiator, double glazed door to:

### Inner Hall

4.01m reducing to 0.91m (3') x 6.15m (13' 2" x 20' 2") L shape with door to front, cupboard housing the Ideal Mexico boiler and hot water tank, double storage cupboard with light housing the water softener, sliding part double glazed door to garden, garden store with light, door to double garage

### First Floor

#### Landing

7.14m x 0.9m (23' 5" x 2' 11") Double glazed frosted side window, double linen cupboard, access to loft via aluminium ladder, column radiator

#### Bedroom 1

3.92m x 3.88m (12' 10" x 12' 9") Double glazed front window, column radiator, built in double wardrobe with two sliding doors and high level double storage cupboard above, door to:

#### En Suite Shower Room

2.36m x 1.68m (7' 9" x 5' 6") Double glazed side window, appointed with a white suite of low level w.c. and pedestal wash basin, corner tiled shower with two sliding doors, chrome shower controls and a white shower tray, tiled walls, chrome towel rail with radiator,

#### Bedroom 2

4.51m x 3.13m (14' 10" x 10' 3") Double glazed rear window and door, column radiator, built in double wardrobe with two sliding doors and high level double cupboard above

#### Bedroom 3

3.72m x 3.12m (12' 2" x 10' 3") Double glazed rear window, column radiator, built in double wardrobe with two sliding doors and double high level storage cupboard above

#### Bedroom 4

3.14m plus door recess x 2.08m (10' 4" x 6' 10") Double glazed front window, column radiator, built in double wardrobe with two sliding doors and double high level storage cupboard above

### Bathroom

2.43m x 1.71m (8' 0" x 5' 7") Grey suite of bath with a chrome Aqualisa wall mounted shower over to one end, pedestal wash basin and low level w.c., chrome towel rail with radiator, double glazed side window, part tiled walls, shaver point

### Outside

#### Rear Garden

20.71m x 16.88m (68' x 55') Paved terrace, water tap, lawn area, established shrub borders and trees, greenhouse, side access gate, two Silver Birch trees

#### Front Garden

Crazy paving, flower/shrub borders, concrete drive for two cars and path to front door

#### Double Garage

5.45m x 5.03m (17' 11" x 16' 6") Electric up and over door, lights, power points, gas meter, electric meter, consumer unit, water tap

### Additional Information

#### Agents Note

There are solar panels to the rear elevation of the roof (not tested) which heat hot water, which we understand have been paid for. Our client informs us that a covenant will be added to the title stating that the first floor north facing window (end of the landing) must remain frosted glass. Our client has recently purchased the property and an application is currently with land registry, following alterations to the rear and front garden boundaries. Our client informs us the application can be expedited once a sale has been agreed on the property.

#### Council Tax

London Borough of Bromley - Band F