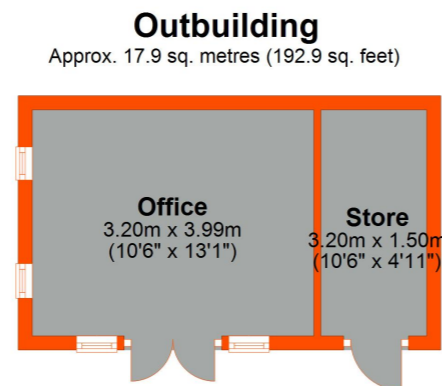
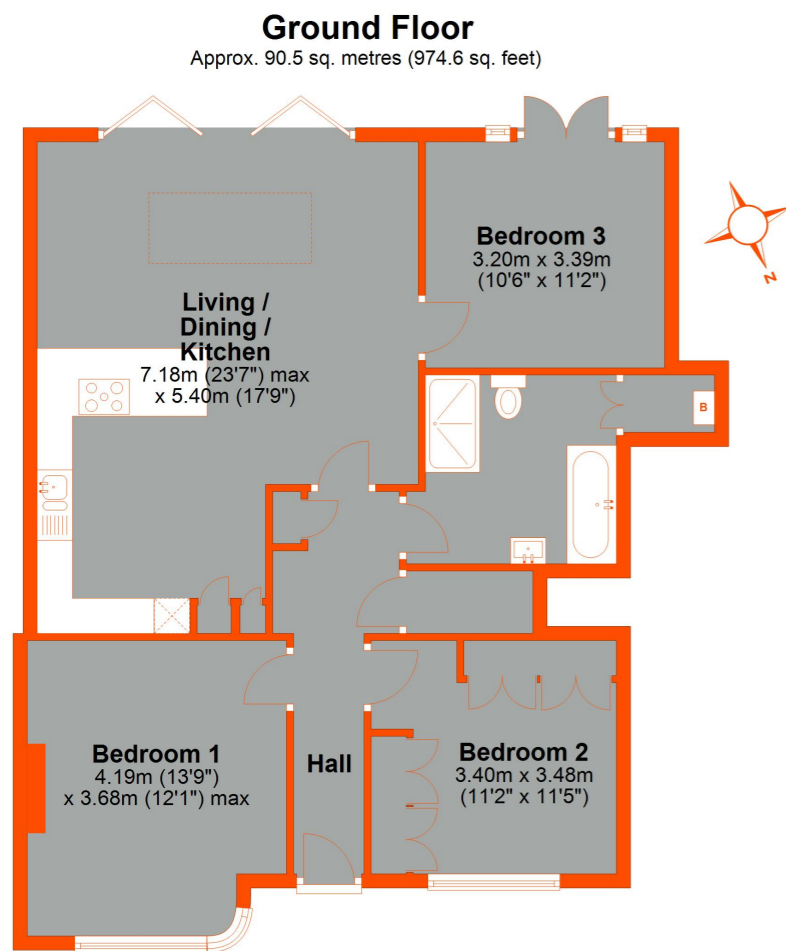


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 108.5 sq. metres (1167.5 sq. feet)
 This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Beckenham Office - 020 8650 2000

6 Burwood Avenue, Bromley, Kent BR2 7BH

£500,000 Leasehold

- Extended ground floor maisonette
- Three double bedrooms
- Balance of 999 year lease
- Ideal quiet location, great for schools
- Modernised & beautifully presented
- Garden room and store
- Fantastic open plan living
- Landscaped private gardens

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 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

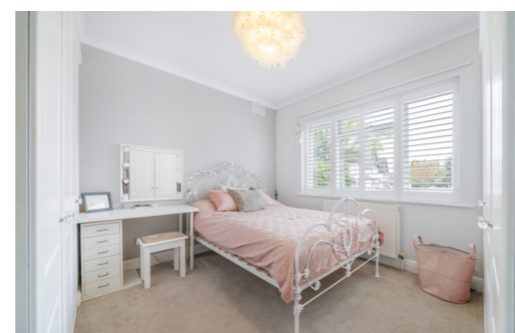


6 Burwood Avenue, Bromley, Kent BR2 7BH

'Never judge a book by its cover' this 1950's built maisonette, which now offers nearly 1000 square feet of modern family accommodation and an internal viewing is strongly recommended to appreciate the open plan full width rear extension which provides stylish living, dining and fitted kitchen with peninsular breakfasting bar, huge skylight and a bank of bi-folding doors opening onto the private terrace and garden, with a fabulous garden room and shed together with sun decks. The good quality interior fitting and modern simplistic tasteful style gives a lovely airy modern feel together with contemporary full bathroom, the renewed combination boiler provides traditional radiator and underfloor zonal heating under fitted carpet and ceramic tiled floors together with double glazing. The property is approached via a full width private front garden.

Location

Occupying a sought after quiet location within a 'stones' throw from Hayes Secondary with Hayes Primary a little further. Old Hayes Village is close at hand within 1/4 of a mile with its boutique shops, bars and cafes and Hayes high street is within 1/2 a mile together with railway station (services to London Bridge and Charing Cross). Frequent bus services run along Baston Road to Bromley, Beckenham and West Wickham. The area has great parks including The Knoll and Husseywell Park, together with Hayes Common and Keston a little further



Ground Floor

Own Entrance

replaced multi-lock front door with glazed insert to

Hallway

stripped wooden effect ceramic tiled floor, coats hanging recess and shoe storage, built-in storage cupboard, further deep under stairs cupboard houses gas/electric meters and renewed consumer unit, glazed door to

Extended Open Plan Living Room

7.18m x 5.40m (23' 7" x 17' 9") a wonderful space great for entertaining with many layout options, bank of bi-folding doors with fitted blinds opening onto decked sun terrace with private garden beyond, large skylight/lantern with sun blind, wooden effect ceramic tiled flooring with electric under floor heating with three independent zones, downlights, high level wall cupboards

KITCHEN/DINING ROOM - modern fitted kitchen with base cupboards, drawers and illuminated and glazed wall cupboards, pull out larder, integrated fridge freezer, double oven, inset 4 ring induction hob, risers, bin cupboard, quartz composite worktops incorporating breakfast bar and risers, lighting over, under cupboard lights, dishwasher, under counter 1 and a 1/2 bowl under counter sink unit with mixer tap, power

and charger points under breakfast bar

Bedroom 1

4.19m x 3.68m (13' 9" x 12' 1") bay to front with plantation shutters, carpet

Bedroom 2

3.40m x 3.48m (11' 2" x 11' 5") range of wardrobes along two walls, windows to front with shutters, carpet

Bedroom 3

3.20m x 3.39m (10' 6" x 11' 1") windows and glazed double doors onto garden, ceramic tiled floor

Bathroom

re-modelled contemporary suite, panel bath with central wall mounted taps and hand spray, wall mounted 'floating' shaped wash basin with drawers below, mirror fronted 'lit' bathroom cabinet over, walk-in double shower with rain head and separate hand spray, tiled floor and walls, extractor fan, built-in utility cupboard houses under floor heating controls, ideal wall mounted renewed gas combination boiler, plumbing and space for washing machine and tumble dryer over

Outside

Private Rear Garden

virtually south facing to rear, full width, shaped decked terrace with steps upto remainder of garden laid to lawn with flower and shrub beds,

further decked sun terrace leading to detached garden room/shed structure, solid construction, shed with power and light, rear door onto shared residents access drive, outside lighting and tap

3.20m x 3.99m (10' 6" x 13' 1") DETACHED GARDEN ROOM - power and light, carpeted, high level storage, two windows to side, windows and glazed double doors to front, attached but separate store room, outside lighting with power and light, door to rear

Area of Front Garden

walled and railed to boundaries, laid to lawn with flower and shrub beds, silver birch tree, part of this could provide off street parking subject to the usual consents and permission

Lease Details

Maintenance

to be confirmed

Ground Rent

vendor has confirmed the ground rent is £50 per annum

Lease

vendor has confirmed the lease is balance of a 999 year lease from September 2015

Council Tax

Band C