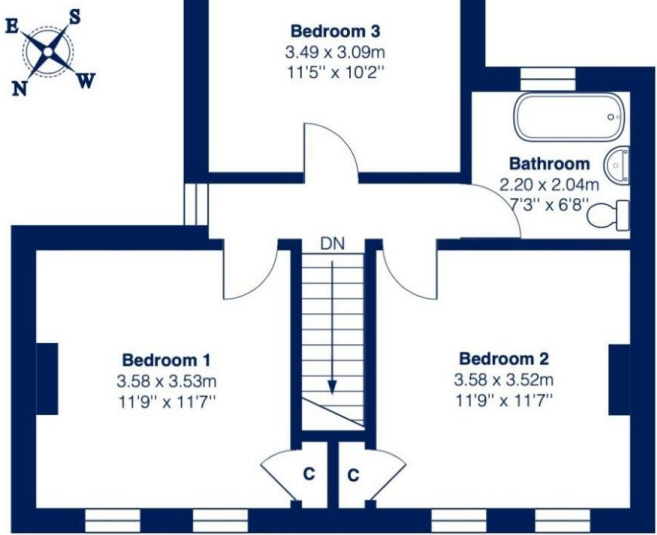
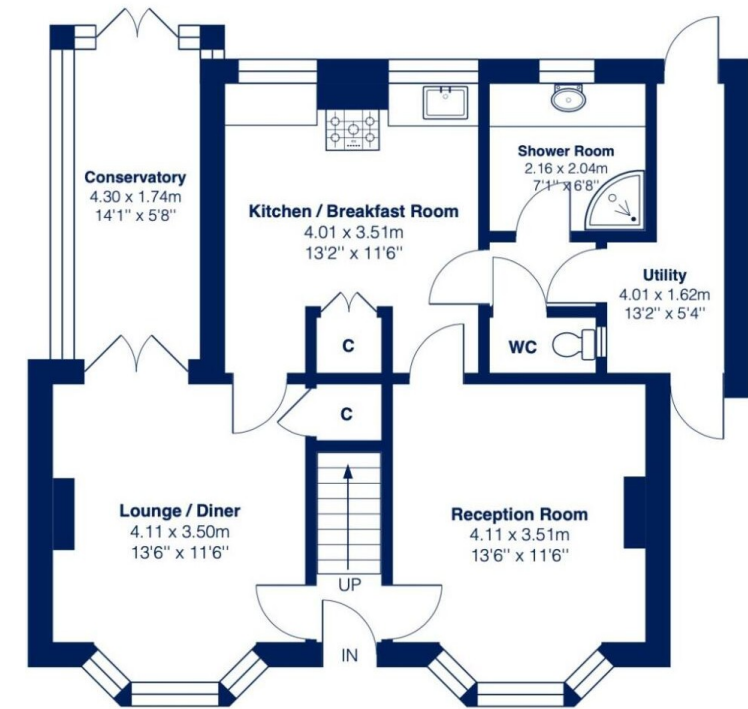




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

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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38 Victoria Road, Bromley, Kent, BR2 9PP

Guide Price £675,000 Freehold

- Built Circa 1904
- Double Fronted Aspect
- Two Reception Rooms
- Upstairs Bathroom
- Detached Edwardian Villa
- Three Double Bedrooms
- Breakfast Kitchen
- Ground Floor Shower Room

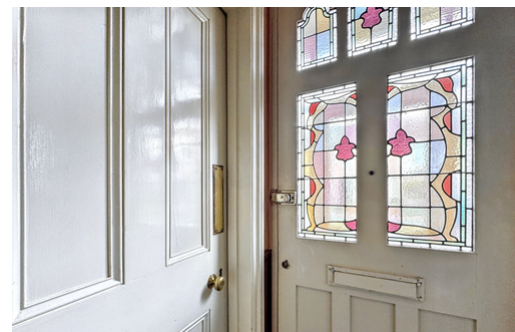


## 38 Victoria Road, Bromley, Kent, BR2 9PP

DETACHED EDWARDIAN VILLA built Circa 1904. This charming double fronted detached house occupies a sought after location within Chatterton Road Village, perfect for nearby shops and restaurants and convenience stores, good transport links in Bromley Common, two mainline stations (Bromley South and Bickley) and recreation areas. Retaining a wealth of charm and features of the Edwardian era, the property includes high ceilings, original plaster moldings, period fireplaces, and panelled interior doors, all in superb condition. The generous accommodation comprises three double bedrooms on the first floor, an upstairs bathroom (former bedroom), two square reception rooms, breakfast kitchen, a double glazed conservatory with a glazed apex roof, ground floor shower room, separate cloakroom, useful side lean-to for storage and beautiful south facing rear garden. Additional benefits include CHAIN FREE availability, double glazed sash windows, gas central heating by a recently installed boiler, open chimney with log burner, storm porch, and well presented interior. Exclusive to PROCTORS.

### Location

Victoria Road is situated within close walking distance of good transport links in Bromley Common, Bromley South and Bickley stations and Chatterton Village for local shops and restaurants.



### GROUND FLOOR

#### Entrance Porch

Single glazed entrance door with side windows, porch light.

#### Entrance Hall

Original stained glass leaded light door.

#### Lounge

4.11m x 3.50m (13' 6" x 11' 6") Double glazed sash window to front, fireplace surround with ornate ceramic tiles and cast iron insert, gas coal fire, tiled hearth, stained floorboards, cornice and plaster moldings to ceiling, radiator.

#### Dining Room

4.11m x 3.50m (13' 6" x 11' 6") Double glazed sash window to front, open chimney breast with log burner, period surround, cornice to ceiling, radiator, deep under stairs cupboard, double glazed French doors to conservatory.

#### Double Glazed Conservatory

4.30m x 1.74m (14' 1" x 5' 9") Double apex roof, double glazed French doors and windows to garden, ceramic tiled floor, electric wall heater, wall lights.

#### Breakfast Kitchen

4.01m x 3.51m (13' 2" x 11' 6") Two double glazed sash windows to rear, pine fitted base cabinets, deep pantry cupboard, free standing triple electric oven with gas hob, Butler sink,

tongue and groove panelled walls, stained floorboards.

#### Lobby

Door to cloakroom and shower room.

#### Shower Room

2.16m x 2.04m (7' 1" x 6' 8") Double glazed window to rear, bespoke base cabinet with hand basin, plumbed for dishwasher, space for fridge, wall mounted central heating boiler, corner shower unit with built in controls.

#### Cloakroom

Window to side, W.C.

#### Lean To

Door to front, plumbed for washing machine, power and light, ideal storage, door to front and rear for side access.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to loft via ladder.

#### Bedroom One

3.58m x 3.53m (11' 9" x 11' 7") Two double glazed sash windows to front, period fireplace surround, built in single wardrobe, radiator.

#### Bedroom Two

3.58m x 3.52m (11' 9" x 11' 7") Two double glazed sash windows to front, radiator, built in single wardrobe, radiator.

#### Bedroom Three

3.49m x 3.09m (11' 5" x 10' 2") Two double glazed sash windows to rear, period fireplace surround, stained floorboards.

#### Bathroom

2.20m x 2.04m (7' 3" x 6' 8") Double glazed window to rear, free standing claw and ball bath tub, W.C, wall mounted hand basin, polished floorboards, tongue and grove panelled walls, radiator, ornamental wall lights.

### OUTSIDE

#### Rear Garden

South facing garden with paved patio area, laid to lawn, mature shrubs and trees, garden shed.

#### Frontage

Private front garden with mature shrubs

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: F