



Parker | Scott

**£425,000 Freehold**

**86 Chatterton Road**

Bromley, BR2 9QE

- CHAIN FREE SALE
- NEWLY RENOVATED THROUGHOUT
- VICTORIAN COTTAGE
- TWO DOUBLE BEDROOMS
- LOUNGE
- L-SHAPED OPEN PLAN KITCHEN/DINING ROOM
- NEWLY FITTED DOWNSTAIRS BATHROOM WITH SEPARATE SHOWER CUBICLE
- NEW ROOF. ELECTRICS & CENTRAL HEATING
- RAGLAN SCHOOL CATCHMENT
- BROMLEY TOWN CENTRE CLOSE BY



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VIRTUAL AND UNACCOMPANIED VIEWINGS OFFERED. This beautifully presented two bedroom newly refurbished terrace cottage situated in the popular Chatterton Village area of Bromley.

The property has undergone a complete refurbishment and has been replastered and painted white throughout, with grey wood effect flooring and grey carpets. There is a new roof, new electrics, new doors throughout and new double glazed windows to the rear

The ground floor offers a main reception room, L-shaped open plan kitchen/dining room which has been fitted with a range of new grey gloss base and wall units, induction hob, electric oven and space for a fridge, freezer and washing machine. There are double glazed patio doors from the kitchen leading to the rear garden and a downstairs bathroom with a separate shower cubicle. To the top floor there are two double bedrooms with built in storage.

To the rear of the property is a 38ft rear garden which has a newly laid lawn with a shingle pathway and access leading to Balfour Road. To the front there is a newly laid paved driveway with space for two cars.

Local schools include the ever popular Raglan Primary School and Trinity Church of England Primary School. Secondary Schools include Bishops Justice Church of England School, Bromley High School, The Ravensbourne School and Ravens Wood School.

Chatterton Road is in the heart of Chatterton Village which has an amazing community spirit, with its local restaurants and amenities and the Whitehall Recreation Ground.





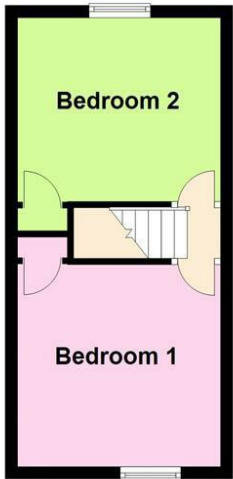
Ground Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.2 sq. feet)



Total area: approx. 57.9 sq. metres (622.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>		<b>86</b>		
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>	<b>60</b>			
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales				
EU Directive 2002/91/EC				

**Lounge**

10'08 x 10'02 (3.25m x 3.10m)

Newly plastered white painted walls, grey woodgrain effect laminate floor, double glazed window to front, new double glazed door, spot lights, radiator, coving.

**L-Shaped Open Plan Kitchen/Dining Room**

10'08 (narrowing to 5'03) x 19'0 max (narrowing to 3.25m (narrowing to 1.60m) x 5.79m max (narrowing )

Newly plastered white painted walls, a range of new grey gloss base and wall units with large pan drawers, white sparkle work surfaces, white splash back tiles, stainless steel extractor hood, induction hob, electric oven, single sink with stainless steel mixer taps, space for fridge, space for washing machine, cupboard housing brand new Glow Worm combination boiler, understairs cupboard housing new electric consumer unit, spot lights, coving, radiator, new double glazed window and double glazed patio doors to rear.

**Bathroom**

Newly plastered white painted walls, grey and white marble effect floor and wall tiles, white bath with single stainless steel mixer tap and shower attachment, white sink with grey gloss vanity unit under, white wc, separate shower cubicle with build in shower, ladder heated radiator, new white painted panelled door with chrome handle, spot lights, new double glazed obscure window to rear, extractor, air vent.

**Bedroom One**

10'09 x 10 (3.28m x 3.05m)

Newly plastered white painted walls, new grey carpet, original built in wardrobe, white painted panelled door, new double glazed window to rear, spot lights, coving, radiator.

**Bedroom Two**

10'09 x 10'04 (3.28m x 3.15m)

Newly plastered white painted walls, new grey carpet, original built in wardrobe, white painted panelled door, double glazed window to front, spot lights, coving, radiator.

**Garden**

38ft rear garden with raised newly laid lawn and shingle pathway. There is access from a gate to the rear of the garden which leads onto Balfour Road.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.