





GUIDE PRICE £600,000 - £625,000

Situated in a delightful road in Bickley is this stunning, modernised five bedroom semi detached house. Cloisters Avenue offers access to Bromley South, Petts Wood and Bickley mainline stations, serving several London termini. Well regarded schools can also be found locally including St James RC, Bullers Wood, Bromley High and St Olaves.

The accommodation comprises hallway leading to the study/ fifth bedroom, lounge with bay windows and dining room with sliding doors opening on to the garden. The modern fitted kitchen with integrated appliances and a shower room can also be found to the ground floor.

To the first floor are four bedrooms, three of which are double bedrooms and the master bedroom benefitting from fitted wardrobes. There is also a family bathroom which features an integrated television.

To the rear of the property is the westerly facing, mainly laid to lawn garden. Off street parking can be found to the front along with the detached single garage.

Internal viewing is essential to fully appreciate all that this extremely well presented home has to offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please refer to

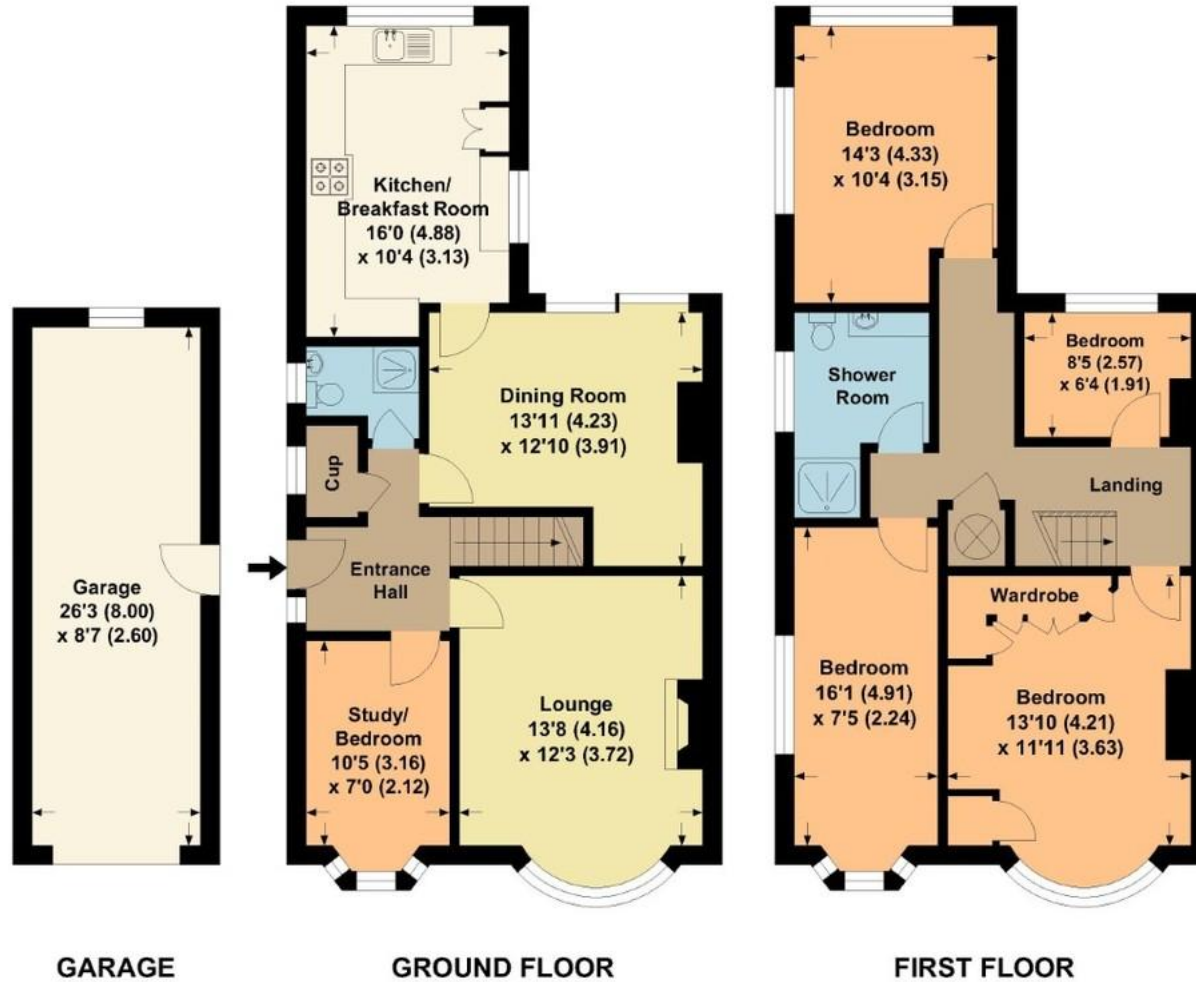
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Cloisters Avenue

APPROX. GROSS INTERNAL FLOOR AREA 1413.31 SQFT / 131.30 SQM. Excl. GARAGE



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

