

61 Kingswood Road, Bromley BR2 0NL

Offered via our PARK LANGLEY OFFICE, delightful family home in the proximity of Highfield Schools with excellent ground floor extension providing large fitted kitchen/breakfast room and open plan family room with underfloor heating bi-fold doors to garden. Entrance hall, dining room and generous sitting room with attractive wood strip flooring. Downstairs cloakroom off hall plus good size study on ground floor in addition to four bedrooms arranged off generous landing along with large family bathroom. The stunning 48m (157ft) rear garden is a superb feature of the property, mainly laid to lawn with raised sun trap terrace beside rockery flower bed and side access to front garden having driveway parking for several cars.

Location

Approaching from Hayes Lane, this property is on the right-hand side approximately midway between the turnings into South Hill Road and St Mary's Avenue. This is a popular location with local schools including Highfield Infant and Juniors and Harris Primary Academy with the Langley Park Secondary Schools a further distance. Shortlands Station and shops in Shortlands Village are about half a mile away. There are also local shops at Park Langley and at the corner of Westmoreland Road and Pickhurst Lane, both having a Tesco Express. Bromley High Street and Bromley South Station are about a mile and a half away.



Ground Floor

Enclosed Porch

double glazed windows surrounding door, quarry tiled floor

Entrance Hall

4.72m x 1.74m (15'6 x 5'9) plus additional area with large double glazed window to side and cupboard beneath stairs, wood strip flooring, covered radiator

Cloakroom

1.69m x 1.31m (5'7 x 4'4) white low level wc with concealed cistern, recessed wash basin with mixer tap having cupboards beneath, wall tiling, heated towel rail, double glazed window to side

Kitchen/Breakfast Room

7.23m max x 4.31m max (23'9 x 14'2) bright and spacious with base cupboards and drawers including large pan drawers plus wine fridge and integrated AEG dishwasher beneath quartz work surfaces, 1½ bowl sink with mixer tap and boiling water tap, AEG cooker hood above touch control ceramic hob, built in AEG electric oven and combination microwave, island unit extending to breakfast bar with cupboards beneath, wall tiling, eye level cupboards, double glazed window to rear, two double glazed Velux windows, additional area by door from hall with space for American style fridge/freezer, tiled floor with underfloor heating

Open Plan Family Room

3.85m x 3.03m max (12'8 x 9'11) tiled floor with underfloor heating, large Velux window plus additional double glazed window above bi-fold doors to garden

Utility Room

2.26m max x 2m max (7'5 x 6'7) dresser unit with cupboards, drawers, display cabinets and baskets, space beneath work surface for washing machine and tumble dryer, eye level cupboard, double glazed windows beside and above door to side

Sitting Room

5.5m x 3.89m max (18'1 x 12'9) includes handsome marble fireplace with base cupboards either side, bookshelves, wood strip flooring, radiator, bi-fold doors to family room

Dining Room

3.88m x 3.23m max into bay (12'9 x 10'7) wood strip flooring, radiator set into wide bay with double glazed windows to front

Study

3.92m x 2.57m max (12'10 x 8'5) includes built in base cupboard with cupboard above concealing wall mounted gas boiler, panel concealing electricity meter and fuses, wood finish flooring, radiator, double glazed windows to front and side

First Floor

Landing

4.37m x 2.92m max (14'4 x 9'7) includes stairs and airing cupboard, bookshelves above covered radiator

Bedroom 1

4.11m x 3.89m max (13'6 x 12'9) includes pair of built in double wardrobes with high level cupboards above, radiator, double glazed window to rear

Bedroom 2

4.42m max x 3.23m max (14'6 x 10'7) includes built in double wardrobe with high level cupboard above, wash basin with mixer tap having cupboard beneath, radiator set into wide bay with double glazed windows to front

Bedroom 3

4.36m x 2.28m (14'4 x 7'6) includes built in double wardrobe with high level cupboard above, radiator beneath double glazed window to rear

Bedroom 4

2.42m x 2.41m (7'11 x 7'11) radiator, double glazed window to front

Large Bathroom

3.38m max x 2.48m max (11'1 x 8'2) includes tiled double shower cubicle with hinged door, white panelled bath with mixer tap, low level wc, Laufen wash basin with mixer tap having storage unit beneath, tiled walls, radiator, matching wall cupboards, large chrome heated towel rail, tiled floor, double glazed windows to side

Outside

Front Garden

gravelled area with shrubs beside block paved driveway

Rear Garden

about 48m (158ft) paved terrace with bi-fold doors from kitchen/family room, external power points and lights, side access with outside tap and gate to front garden, then laid to lawn with attractive stocked flower beds, raised sun trap terrace with rockery flower bed and further area beyond laid to lawn having shed to far end with light and power plus additional timber shed

Additional Information

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Solar Panels

fitted to the roof at the rear provide a small income to the property owner each year for the electricity generated and sold back to the grid

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

