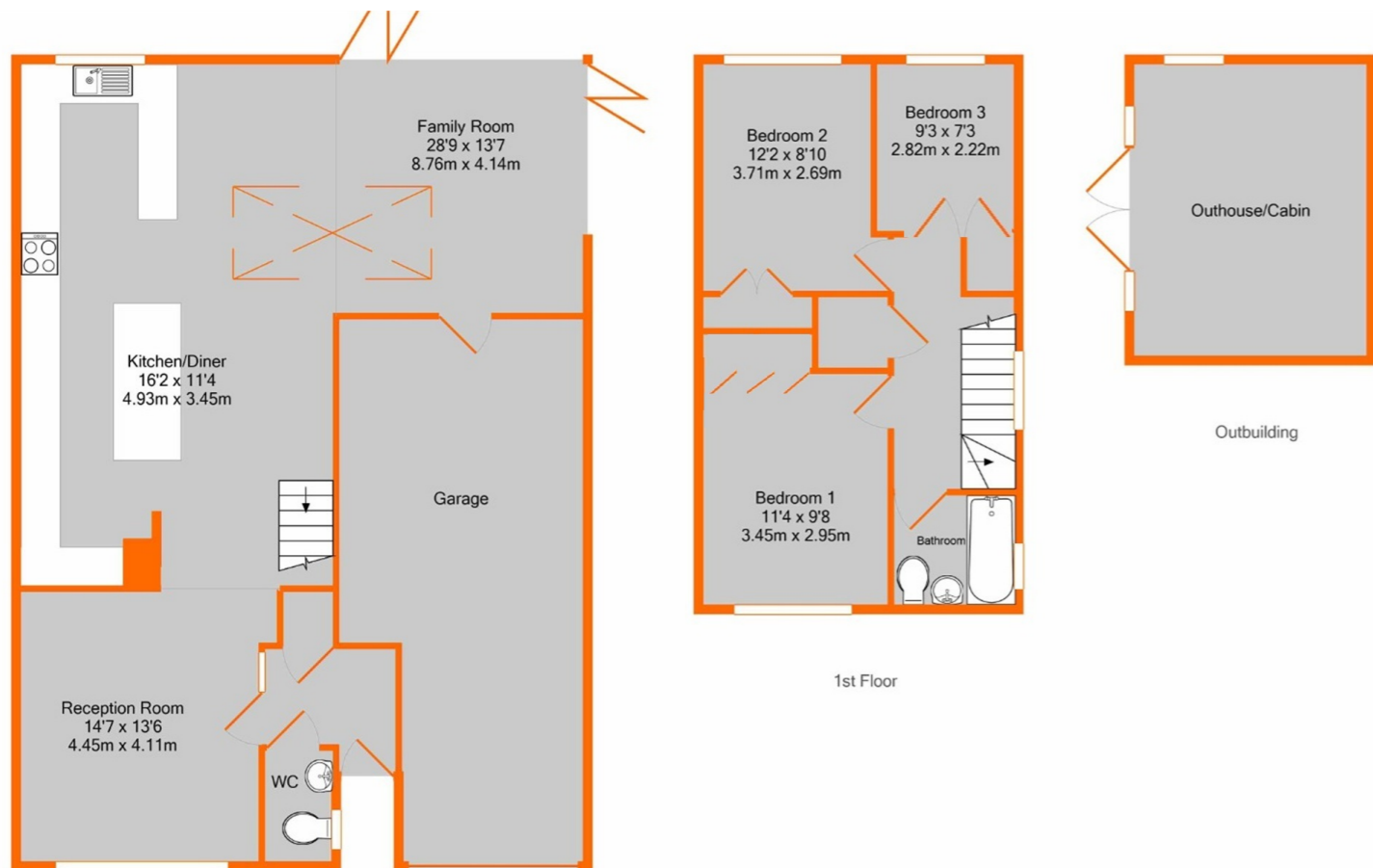




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage & Outbuilding Sq.M NOT Included In Total Approx. Floor Area Of Property
 Total Approx. Floor Area 1294 Sq.Ft. (120.2 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2021



Viewing by appointment with our West Wickham Office - 020 8460 7252

10 Speldhurst Close, Bromley, Kent BR2 9DT

£760,000 Freehold

- Three Bedroom Detached.
- Extensive Parking & Garage.
- Built In Appliances.
- Close To Great Schools.
- 73' x 34' Rear Garden.
- Beautifully Appointed Kitchen.
- Open Plan Living.
- 1 Mile Bromley South.



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

10 Speldhurst Close, Bromley, Kent BR2 9DT

Deceptively spacious and presented to an extremely high standard throughout is this wonderfully extended three bedroom detached home situated in a quiet corner position of Hayesford Park. Entrance hall with separate W.C, reception room with wood burner, The beautifully appointed high gloss kitchen breakfast room is open plan with a large central quartz island and built in Neff appliances, and open plan to the spacious light filled family room with dual aspect bi folding doors leading to a 73ft landscaped rear garden with terrace and bespoke insulated home office. To the first floor are three bedrooms all with built in wardrobes and modern bathroom with marble tiles. Extensive block paved driveway with parking for four cars and an integrated garage.

Location

Speldhurst Close is a cul-de-sac off Barnhill Avenue. Local buses pass along Barnhill Avenue with services to Bromley High Street and Bromley South Station, which is about one mile away. Local schools include the popular Pickhurst, Highfield and Ravensbourne Secondary School. Local shops are off Letchworth Drive and also on the corner of Pickhurst Lane and Westmoreland Road.



Ground Floor

Entrance

Covered porch, glazed UPVC door to:

Entrance Hall

Coved cornice, recessed spotlights, porcelain tiled flooring, understair storage cupboard housing electric meter and hanging space, door to:

Cloakroom

Double glazed window to side, fitted suite comprising white back to wall low level w.c. with push flush, wall mounted sink with chrome mixer taps, radiator, porcelain floor tiled, tiled walls, coved cornice, spotlights

Front Reception

4.44m x 4.11m (14' 7" x 13' 6") Double glazed picture window to front with wooden shutters, coved cornice, recessed spotlights, radiator, porcelain floor tiles, double sided wood burner with slate hearth

Dining Room

4.93m x 3.45m (16' 2" x 11' 4") Porcelain floor tiles, central island with quartz work surfaces, storage under, high gloss handle-less wall and base units with rose trim, open to:

Kitchen/Family Room

8.76m x 4.14m (28' 9" x 13' 7") Double glazed window to rear, high gloss grey handle-less wall and base units with rose trim, quartz worksurfaces over, built in storage with shelving, two stainless steel Neff fan ovens, combination/steam microwave, integrated Neff upright fridge/freezer, washing machine and dishwasher, inset stainless steel sink and mixer tap with filtered water supply, Neff induction hob and extractor hood, recessed spotlights, radiator, underfloor heating, open to family room, dual aspect bifolding doors to side and rear, double glazed roof lantern, underfloor heating, recessed spotlights, porcelain floor tiles, door to garage

First Floor

Landing

Double glazed window to side with fitted wooden shutters, access to loft, built in airing cupboard with Worcester combi boiler

Bedroom 1

3.45m x 2.95m (11' 4" upto wardrobes x 9' 8") Double glazed window to front with fitted wooden shutters, radiator, coved cornice, spotlights, built in wardrobes with hanging space and storage

Bedroom 2

3.71m x 2.69m (12' 2" x 8' 10") Double glazed window to rear, radiator, built in wardrobes with hanging and storage space

Bedroom 3

2.82m x 2.21m (9' 3" x 7' 3") Double glazed window to rear, radiator, wardrobe with hanging space

Bathroom

1.93m x 1.65m (6' 4" x 5' 5") Double glazed window to side, white suite comprising panelled bath with jacuzzi jets, glass screen, ceiling mounted rain shower, chrome wall controls, wall hung low level w.c., wash hand basin with storage under, marble floor tiles and matching wall tiles, extractor fan, radiator

Outside

Rear Garden

22.53m x 10.41m (73' 11" x 34' 2") Landscaped garden with raised terrace, steps to lawn, power point, side gate, recently fenced, mainly laid to lawn with shrub borders, tress, outside tap

Outside Cabin/Office

4.62m x 3.68m (15' 2" x 12' 1") Bespoke cabin with double glazed door and windows, insulated

Front Garden

Extensive block paved with parking for approximately four cars, access to garage

Garage

8.61m x 3.58m (28' 3" x 11' 9") Larger than average L-shaped garage providing parking for one car along with ample space for storage beyond, up and over electric door, power and light, door leading to family room

Council Tax

London Borough of Bromley - Band E

