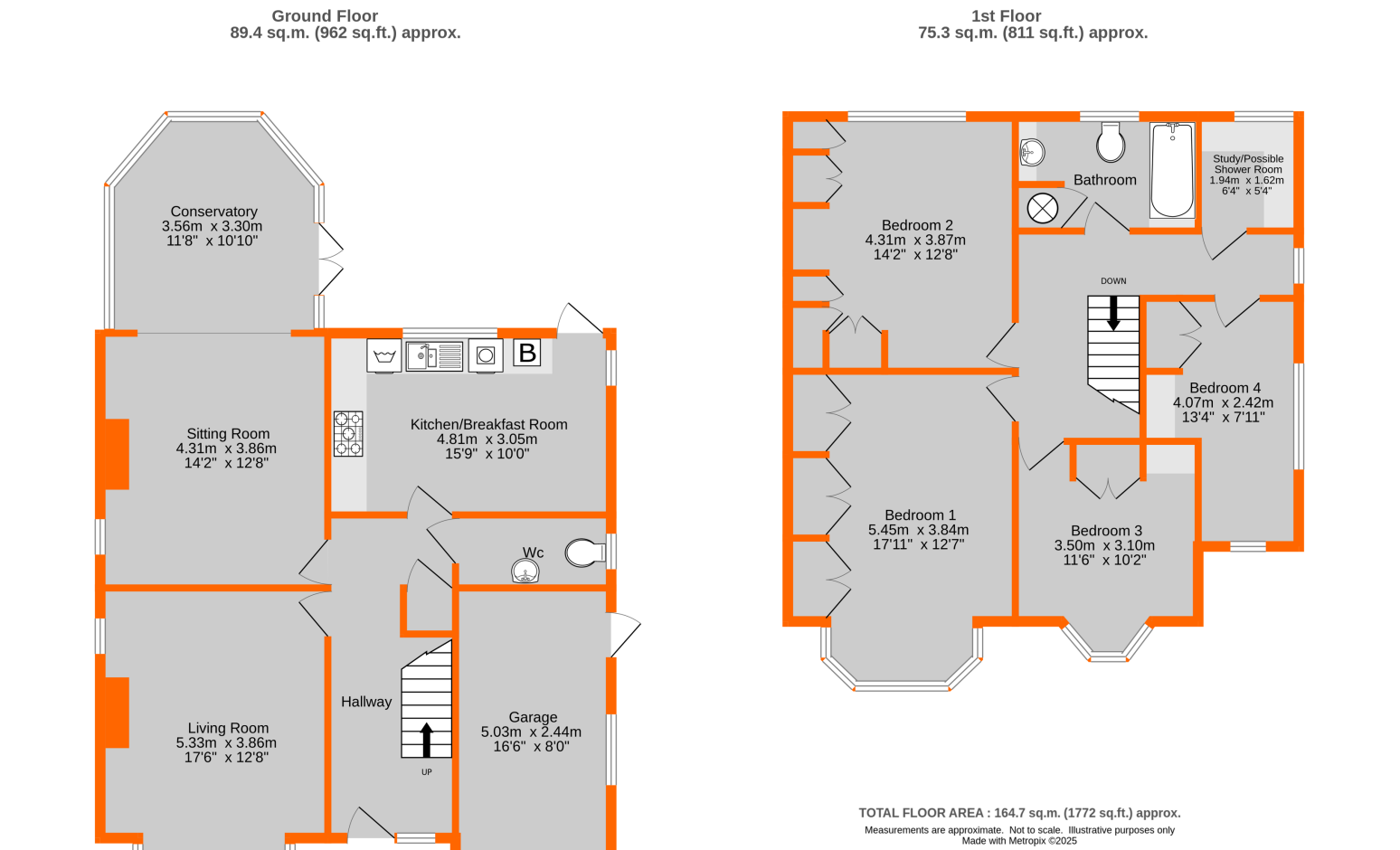


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

## 30 Broadoaks Way, Bromley, Kent BR2 0UB

### Chain Free £1,150,000 Freehold

- Derby Built Four Bedroom Detached.
- Two Reception Rooms & Conservatory.
- Bathroom & Potential Shower Room.
- Convenient Highfield & Pickhurst Schools.
- Conservation Area & Overlooking Green.
- 15' 9" Kitchen/Breakfast Room.
- Attractive 116' S.W. Facing Garden.
- 0.8 Mile Bromley South Station.



## 30 Broadoaks Way, Bromley, Kent BR2 0UB

Charming four bedroom Derby built detached family home, situated in this sought after road, which is a conservation area. Enjoying a 116' south west facing rear garden and overlooking the central green to the front with trees and daffodils in the spring. Two generous reception rooms, which both have a coal effect gas fire. From the sitting room there is an opening to the double glazed conservatory, which overlooks the attractive garden. White suite cloakroom and 15' 9" kitchen/breakfast room appointed with oak fronted fitted units and drawers, granite effect work surfaces and various built-in appliances. The four bedrooms have fitted wardrobes and the bathroom is appointed with an Old English white suite. Off the L shape landing is the study or potential shower room. Gas fired heating with radiators and double glazing. Beautiful landscaped garden with a paved terrace on two levels, shaped lawn, an apple, cherry and pear tree, established raised shrub borders and a Camelia. Garage approached via a paved driveway for two vehicles.

### Location

Broadoaks Way runs between Westmoreland Road and Pickhurst Park. This property overlooks the central green to the front. Local schools include the sought after Highfield and Pickhurst Infant and Juniors and Langley Park Secondary school. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Westmoreland Road. Bromley High Street is about 0.8 of a mile away with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. South Hill Woods can be accessed at the junction of South Hill Road and Westmoreland Road. Pickhurst recreation ground is off Pickhurst Lane.



### Ground Floor

#### Entrance

Via covered porch with light, quarry tiled floor and part glazed front door to:

#### Hallway

5.5m x 2.16m (18' 1" x 7' 1") Secondary glazed leaded light front window, dado rail, coving, radiator with cover, under stairs cupboard with light housing the gas meter

#### Cloakroom

2.4m x 1.15m (7' 10" x 3' 9") Double glazed side window, white concealed cistern low level w.c. and pedestal wash basin, radiator, tongue and groove panelling up to the dado rail, tiled floor

#### Kitchen/Breakfast Room

4.81m x 3.05m (15' 9" x 10' 0") Double glazed rear and side window, double glazed door to garden, appointed with oak fronted fitted wall and base units and drawers, granite effect work surfaces, Franke stainless steel 1 1/2 sink and drainer with a chrome mixer tap, tiled floor, double radiator, Creda Plan electric double oven and Bosch stainless steel gas hob with a Blanco extractor unit above, Bosch integrated dishwasher, plumbing/space for washing machine, ceiling spotlights, wall tiling between work surface and wall units, wall unit housing the Baxi boiler, built-in microwave (Not Working)

#### Sitting Room

4.31m x 3.86m into alcoves (14' 2" x 12' 8") Small double glazed leaded light side window, wood effect laminate flooring, dado rail, coal effect gas fire with marble slips and hearth and an ornate wooden fire surround, two double radiators, coving, square opening to:

#### Conservatory

3.56m x 3.30m (11' 8" x 10' 10") Double glazed windows to three sides and double glazed doors to the terrace and garden, wood effect laminate flooring, electric heater, double glazed roof

#### Living Room

5.33m into bay x 3.86m into alcoves (17' 6" x 12' 8") Double glazed leaded light front bay window, double radiator, coving, dado rail, small double glazed leaded light side window, coal effect living flame gas fire with marble slips and hearth and an ornate fire surround, radiator

### First Floor

#### Landing

4.82m reducing to 1m (3' 3") x 3.45m (15' 10" x 11' 4") L shape, double glazed leaded light side window, access to loft, dado rail, radiator

#### Bedroom 1

5.45m into bay x 3.84m into wardrobes (17' 11" x 12' 7") Double glazed leaded light front bay window, radiator, wood effect laminate flooring, coving, three double fitted wardrobes with the middle wardrobe having shelving

#### Bedroom 2

4.31m x 3.87m into wardrobes (14' 2" x 12' 8") Double glazed rear window, radiator, coving, two double and three single fitted wardrobes, four drawer chest of drawers with a double and single high level cupboard above

#### Bedroom 3

3.5m into bay x 3.10m (11' 6" x 10' 2") Double glazed leaded light front bay window, double radiator, double fitted wardrobe with a double high level cupboard above, three drawer chest of drawers with shelving above

#### Bedroom 4

4.07m x 2.42m including wardrobe reducing to 1.63m (5' 4") (13' 4" x 7' 11") Double glazed leaded light front and side window, double fitted wardrobe, four drawer chest of drawers and two double high level storage cupboards, double radiator

#### Study/Possible Shower Room

1.94m x 1.62m (6' 4" x 5' 4") Double glazed rear window, wood effect laminate flooring, double radiator, ceiling spotlights

#### Bathroom

3.03m x 1.93m (9' 11" x 6' 4") Double glazed rear window, white ladder style radiator, Old English white suite of double ended bath with a chrome Aqualisa shower to one end and chrome mixer tap, low level w.c., wash basin with a chrome mixer tap having a double and two single cupboards and two drawers beneath, two wall units, tiled walls, airing cupboard with slatted shelves housing the hot water tank, ceiling downlights

### Outside

#### Rear Garden

35.45m x 11.38m (116' x 37') Paved terrace to rear of the house on two levels with steps and ramp down to the garden, Cotswold stone area, raised established shrub borders, trees including an apple, pear and cherry tree, shaped lawn, Camelia, timber shed, paved path either side of the house with gate to front to one side, paved path either side of the garden

#### Garage

5.03m x 2.44m (16' 6" x 8' 0") Double doors to front, side door and window, light, electric meter, fuse box, power points

#### Front Garden

Paved driveway for two vehicles, lawn area, established shrub borders, stepping stone path and paving to the front of the property

### Additional Information

#### Council Tax

London borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)