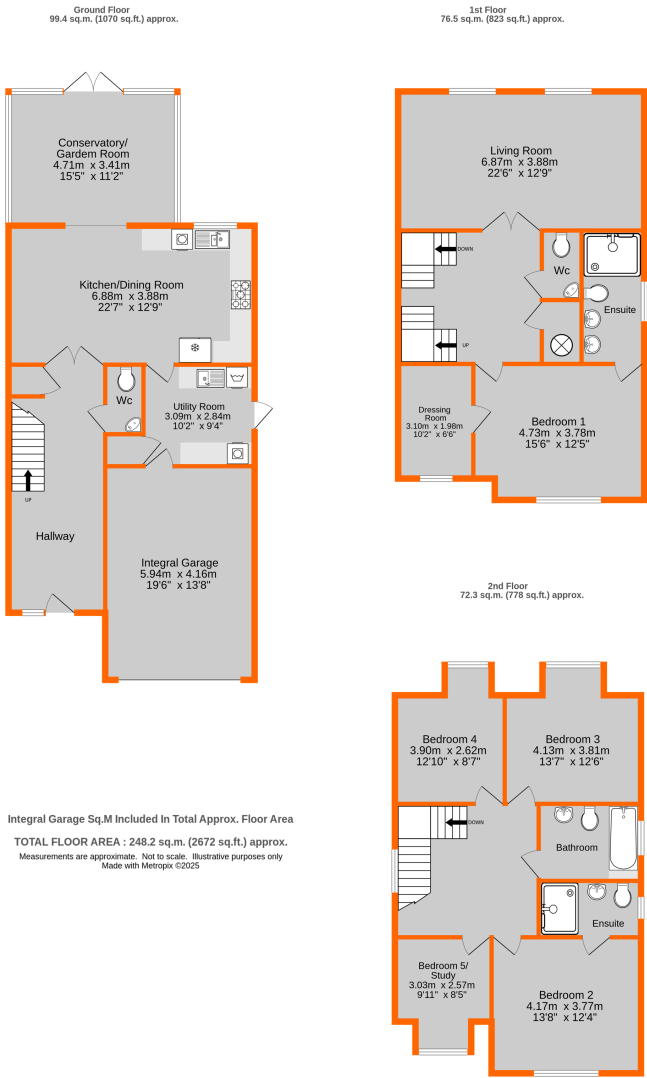


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

104 Cumberland Road, Bromley, Kent BR2 0PW

£1,200,000 Freehold

- Deceptive (about 2670 sq ft) Detached Home.
- Five Bedrooms Including Study.
- Delightful 22' 6" x 12' 9" Living Room.
- Bathroom & Two En Suite Showers.
- Short Walk Highfield Schools.
- Double Glazed Conservatory & Utility Room.
- 22' 7" Kitchen/Dining Room.
- 125' Rear Garden & Spacious Garage.

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 fee 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.
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104 Cumberland Road, Bromley, Kent BR2 0PW

Deceptive, spacious (about 2670 sq ft including garage) three storey, five bedroom detached family home, a short walk from the sought after Highfield Infant and Junior schools with good proportion rooms throughout the property. Off the welcoming hallway are the white suite cloakroom and the 22' 7" x 12' 9" kitchen/breakfast room, with cream fitted units and granite work surfaces. Separate utility room and off the breakfast area is the double glazed conservatory/garden room, which overlooks the garden. Delightful 22' 6" x 12' 9" living room, main bedroom with dressing room and white en suite shower room and separate w.c. to the first floor. Three further bedrooms, one having fitted wardrobes and a white en suite shower room, study/5th bedroom and family bathroom to the second floor. Gas fired heating with radiators and double glazing. Brick pavior hardstanding for two vehicles to the front, leading to the larger than average integral garage. 125' x 31' rear garden, laid mainly to lawn with a paved terrace and shrub border.

Location

This property is in the section of Cumberland Road between South Hill Road and Valan Leas. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy and Langley Park Secondary schools. There are local shops at the junction of Westmoreland and Pickhurst Lane. Bus services pass along St Mary's Avenue and Cumberland Road with routes to Bromley High Street, about 1 mile away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Shortlands station (Zone 4) and shops in Shortlands village are about 0.9 of a mile away. South Hill Woods can be accessed off Tootswood Road.



Ground Floor

Entrance

Via part double gazed front door to:

Hallway

6.91m x 2.57m (22' 8" x 8' 5") Double radiator, tiled floor, understairs storage/coat cupboard, double doors to kitchen/dining room, door to:

Cloakroom

1.96m x 0.97m (6' 5" x 3' 2") White low level w.c. and corner pedestal wash basin, part tiled walls, extractor fan, tiled floor

Kitchen/Dining Room

6.88m x 3.88m (22' 7" x 12' 9") Two double radiators, double glazed rear window, appointed with cream fitted wall and base units and drawers, granite work surfaces and upstand, stainless steel 1 1/2 sink and drainer cut into the granite and a chrome mixer tap, space for range style oven with a glass/stainless steel extractor canopy above, space for American style fridge/freezer, ceiling downlights, tiled floor, integrated Indesit dishwasher, opening to conservatory and door to:

Utility Room

3.09m x 2.84m (10' 2" x 9' 4") Double glazed side door, plumbing/space for washing machine and space for tumble dryer, cream base units, granite work surfaces and upstand, consumer units, wall mounted Baxi boiler, radiator, storage cupboard, tiled floor, door to garage

Conservatory/Garden Room

4.71m x 3.41m (15' 5" x 11' 2") Double glazed doors and windows to three sides, two radiators, tiled floor

First Floor

Landing

3.71m x 2.44m (12' 2" x 8' 0") Staircase to second floor, airing cupboard housing Megaflor hot water tank

Living room

6.87m x 3.88m (22' 6" x 12' 9") Two double glazed rear windows, approached via double doors from landing, two radiators

Bedroom 1

4.73m x 3.78m (15' 6" x 12' 5") Double glazed front window, radiator, door to en suite shower room and to:

Dressing Room

3.10m x 1.98m (10' 2" x 6' 6") Double glazed front window, radiator

En Suite Shower Room

3.70m x 1.69m (12' 2" x 5' 7") Double glazed side window, chrome ladder style radiator, white suite of tiled shower with a white shower tray, brushed steel shower, chrome hand shower and sliding door, low level w.c. and twin pedestal wash basins, ceiling downlights, part tiled walls, tiled floor, shaver point

Separate W.C.

1.8m x 1.1m (5' 11" x 3' 7") White low level w.c. and corner pedestal wash basin, part tiled walls, tiled floor

Second Floor

Second Floor Landing

3.7m x 2.45m (12' 2" x 8' 0") Double glazed side window over staircase, access to loft

Bedroom 2

4.17m x 3.77m (13' 8" x 12' 4") Double glazed front window, radiator, two double wood effect fitted wardrobes, five drawer chest of drawers, door to:

En Suite Shower Room

2.9m x 1.6m (9' 6" x 5' 3") Double glazed side window, white suite of low level w.c., pedestal wash basin and tiled shower with a white shower tray, sliding door, brushed steel shower and chrome hand shower, part tiled walls, tiled floor, chrome ladder style radiator, ceiling downlights, shaver point

Bedroom 3

3.81m into dormer reducing to 3.01m (9' 11") x 4.13m (12' 6" x 13' 7") Double glazed rear dormer window, radiator, painted panelling to one wall

Bedroom 4

3.90m into dormer x 2.62m (12' 10" x 8' 7") Double glazed rear dormer window, radiator

Bedroom 5/Study

3.03m into dormer x 2.57m (9' 11" x 8' 5") Double glazed front dormer window, radiator, wood effect laminate flooring

Bathroom

2.91m x 1.99m (9' 7" x 6' 6") Double glazed side window, white suite of bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., part tiled walls, tiled floor, shaver point, ceiling downlights, chrome ladder style radiator

Outside

Rear Garden

38.20m x 9.7m (125' x 31') Paved terrace, shrub bed, laid mainly to lawn, apple tree, brick built barbecue, paved side access either side of house with gate to front garden, cupboards housing gas and electric meters, outside tap

Integral Garage

5.94m x 4.16m (19' 6" x 13' 8") Electric up and over door, light, power points

Front Garden

Brick pavior drive for two vehicles, paved path to front door, dustbin store, shrub borders

Additional Information

Council Tax

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

Utilites

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

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