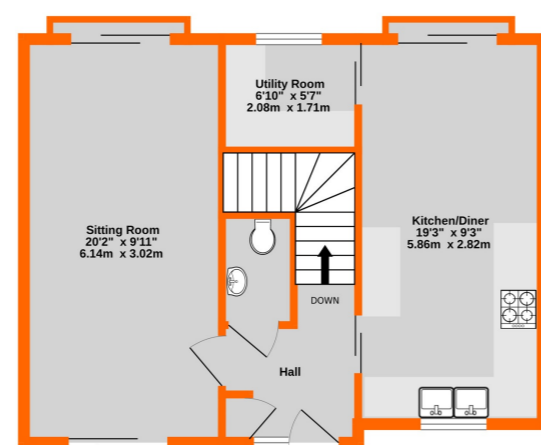
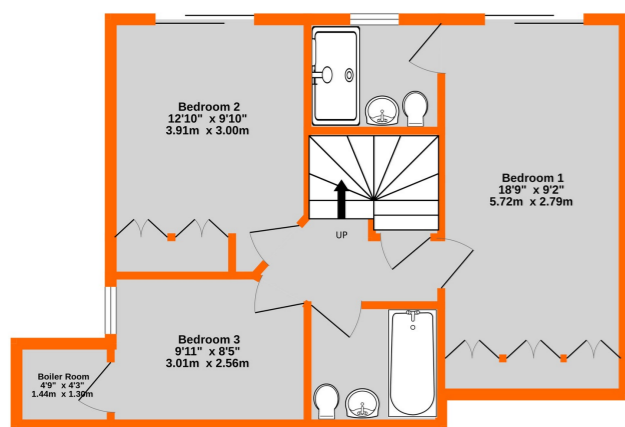


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LOWER GROUND FLOOR

GROUND FLOOR



TOTAL FLOOR AREA : 1109sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.  
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Viewing by appointment with our Park Langley Office - 020 8658 5588

13 Madeira Avenue, Bromley BR1 4AP

£745,000 Freehold

- Stunning brand new detached house
- Underfloor heating throughout
- Luxury fully tiled bathroom and en-suite
- Triple glazing
- Fitted kitchen with quartz worktops
- Energy efficient solar panels
- Off street parking
- Low maintenance garden

## 13 Madeira Avenue, Bromley BR1 4AP

Coming soon, a fabulously appointed brand new detached house nearing completion. Built by a local company to a very high quality finish including: fitted wardrobes, underfloor heating, solar panels, quality fitted kitchen, low maintenance rear garden and off-street parking to name but a few of the many fantastic features of this brand new home.

Viewing is highly recommend to fully appreciate the high quality and specification of this property.

Please call our new homes department on 020 8658 1155.

### Location

Madeira Avenue will be found off Highland Road, in turn, off Beckenham Lane. This is a popular residential area this house is situated on the left hand side, a short distance before the junction with Bromley Avenue. Shortlands Station is approximately three-quarters of a mile away and Ravensbourne Station is a similar distance. Bromley High Street with The Glades shopping centre and a wide range of other amenities including Bromley South Station (Victoria/Blackfriars) is approximately a mile away.



### High Specification

#### Features

- Water softener.
- Underfloor central heating throughout with individual room thermostats.
- Alarm.
- TV points to kitchen, sitting room, bedrooms 1 & 2.
- Fire doors internally throughout.
- Brushed satin finish electrical sockets and switches throughout.
- Energy efficient 5.4kw PV solar panels.
- Aluminium doors and windows.

### Ground Floor

#### Entrance Hall

2.93m x 2.08m (9'7 x 6'10) Includes built-in cupboard with fuses and photovoltaic inverter, high security multi-point locking front entrance door with double glazed panel to side. Carpeted stairs to lower ground floor.

#### Cloakroom

1.26m x 1m (4'2 x 3'3) low level wc with concealed cistern, wash basin with mixer tap set into tiled recess with cupboard beneath, downlights and extractor.

#### Sitting Room

6.14m max x 3.02m (20'2 x 9'11) double glazed bi-fold door to front garden and double glazed sliding patio door with Juliet balcony overlooking rear garden.

#### Kitchen/Diner

5.86m x 2.82m (19'3 x 9'3) good range of base cupboards, corner carousel and deep drawers plus dishwasher beneath Carrara quartz L-shaped work surface with inset twin sinks with waste disposal and mixer hot tap. Hotpoint cooker hood above touch control Induction hob, large pull out larder unit. Full height fridge and freezer beside Hotpoint built-in electric oven, warming drawer and combination microwave with cupboard above and pull out drawer beneath. Eye level cupboards, downlights, triple glazed window to front, ample space for table and chairs, double glazed sliding patio door with Juliet balcony overlooking garden, pocket door into the kitchen and from kitchen to utility room.

### Utility Room

2.08m x 1.71m (6'10 x 5'7) beautifully finished with cupboards beneath Carrara quartz work surface with inset stainless steel sink and mixer tap. Bespoke recess for stacked washing machine and tumble dryer with cupboard above having full height cupboard to one side plus additional eye level cupboards. Downlights and extractor, double glazed window to rear.

### Lower Ground Floor

#### Hallway

2.92m max x 1.68m max (9'7 x 5'6) large cupboard beneath stairs with light.

#### Bedroom 1

5.72m x 2.79m (18'9 x 9'2) includes set of three double wardrobes to end wall. Double glazed sliding patio door access to garden.

#### En Suite Shower Room

2.05m x 1.7m (6'9 x 5'7) full width tiled shower with glazed screen having fixed overhead shower and hand shower. Wash basin with mixer tap having drawers beneath. Low level wc with concealed cistern. Tiled walls with mirror and shaver point above basin, chrome heated towel rail, extractor fan, triple glazed window to rear.

#### Bedroom 2

3.91m max x 3m max (12'10 x 9'10) includes pair of fitted double wardrobes. Double glazed sliding patio door access to garden.

#### Study/Bedroom 3

3.01m x 2.56m (9'11 x 8'5) includes built-in double wardrobe, triple glazed window to side.

#### Plant Room

1.44m x 1.26m (4'9 x 4'2) modern Vaillant wall mounted gas fired boiler, large Baxi pressurised hot water cylinder and water softener.

### Bathroom

2.03m x 1.69m (6'8 x 5'7) panelled bath with mixer tap and hand shower set into wall above plus hinged screen and fixed shower head over. Wash basin with mixer tap having drawers beneath. Low level wc with concealed cistern. Tiled walls with mirror above basin, shaver point, large heated towel rail, downlights and extractor.

### Outside

#### Front Garden

about 14m x 5.1m (46ft x 16'9) with storage shed beside house with matching gate to side access. Paved path to front door with area of lawn to one side with silver birch tree plus tarmac parking area for at least 2 cars with EV charging provision.

#### Rear Garden

11m max x 5.7m max (36ft x 18'8) landscaped with extensive paved garden area with westerly aspect having raised planted borders and steps to side access.

### Other

#### Council Tax

London Borough of Bromley - Band TBC