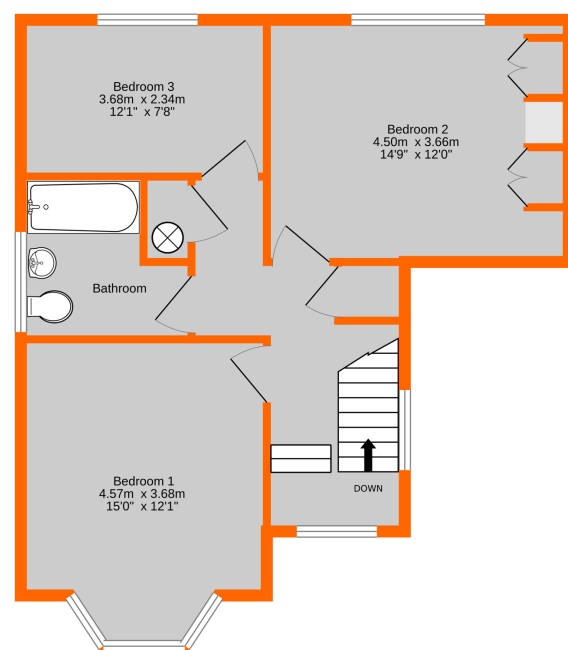
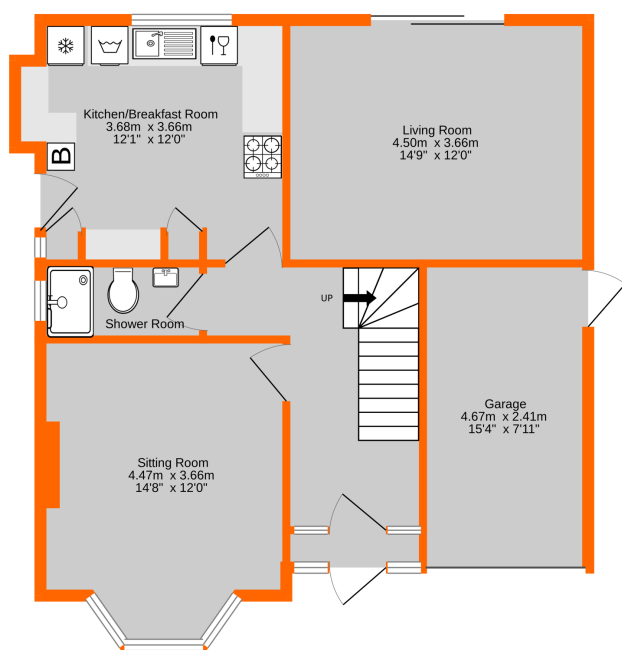


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
70.5 sq.m. (759 sq.ft.) approx.

1st Floor
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 128.5 sq.m. (1383 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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 West Wickham Office - 020 8460 7252

87 Kingswood Road, Bromley, Kent BR2 0NG

£850,000 Freehold

- Delightful Three Bedroom Detached.
- 12'1" x 12' Kitchen/Breakfast Room.
- 54' x 36' Rear Garden.
- White Suite Shower & Bathroom.
- Two 14'8" x 12' Reception Rooms.
- Larger Than Average Bedroom 3.
- Walking Distance Highfield Schools.
- Garage & Parking Two Cars.

87 Kingswood Road, Bromley, Kent BR2 0NG

Delightful three bedroom detached family home, within walking distance of the sought after Highfield Infant and Juniors and Harris Primary Academy schools and about 0.7 of a mile from Shortlands station (Zone 4). Two 14' 8" x 12' reception rooms, 12'1" x 12' kitchen/breakfast room with an original dresser, oak fronted fitted units and space for a breakfast table. Re-appointed white suite shower room to the ground floor and a bathroom to the first floor. Larger than average third bedroom being 12'1" x 7' 8". Gas fired heating with radiators via a Baxi boiler and double glazing. 54' x 36' garden with paved terrace, lawn area and shrub borders. Garage with up and over door and driveway providing parking for two cars. Some modernisation required and extension potential, subject to the necessary planning consents.

Location

This property is in the section of Kingswood Road between Druids Way and Kingswood Avenue. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy and Langley Park Secondary schools. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.7 of a mile away. Bus services pass along Hayes Lane and St. Mary's Avenue. Bromley High Street with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London is about 1.3 miles away.



Ground Floor

Entrance

Via part double glazed leaded light front door with two leaded light double glazed front windows to enclosed porch with a quarry tiled floor and part glazed oak front door to:

Hallway

3.96m x 1.98m (13' x 6' 6" increasing to 3.20m 10'6" including staircase) two leaded light front windows, radiator, painted timbers to walls up to the plate rail, understairs storage cupboard

Shower Room

2.41m x 1.09m (7' 11" x 3' 7") Double glazed side window. Beautifully appointed with a white suite of low level w.c. and wash basin with a chrome mixer tap having a white cupboard beneath and tiled shower with a chrome shower and controls, a white shower tray and sliding/folding door, chrome ceiling downlights, tiled floor, radiator

Sitting Room

4.47m x 3.66m (14' 8" into bay x 12') Double glazed front bay window, double radiator, radiator, coving, open fireplace with fire surround and hearth

Living Room

4.50m x 3.66m (14' 9" x 12') Double glazed patio doors to garden, two double radiators, coving

Kitchen/Breakfast Room

3.68m x 3.66m (12' 1" x 12') Double glazed window to rear, part double glazed side door, wall mounted Baxi boiler, radiator, original dresser unit with larder cupboard to one end having tiled shelves and a side window, further cupboards (two being glass fronted) and two drawers, appointed with oak fronted fitted wall and base units and drawers, granite effect laminate work surfaces, stainless steel sink and drainer with a chrome mixer tap, part tiled walls, plumbing/space for washing machine, space for oven and upright fridge/freezer, built in Hotpoint dishwasher

First Floor

Landing

Frosted double glazed front and side window over staircase, radiator, shelved storage cupboard with cupboard above, airing cupboard housing hot water tank with slatted shelves and cupboard above, access to part boarded loft with light via aluminium ladder

Bedroom 1

4.57m x 3.68m (15' into bay x 12' 1") Double glazed front bay window, double radiator, white wash basin with cupboard beneath

Bedroom 2

4.50m x 3.66m (14' 9" x 12') Double glazed rear window, radiator, two double fitted wardrobes with three drawers and a double cupboard above to one wall

Bedroom 3

3.68m x 2.34m (12' 1" x 7' 8") Double glazed rear window, radiator

Bathroom

2.57m x 2.44m (8' 5" reducing to 1.98m 6' 6" x 8') Double glazed side window, appointed with a white suite of bath with a chrome mixer tap/hand shower to one end, wash basin with a wood effect double cupboard beneath and concealed cistern low level w.c., white ladder style towel rail, mirror fronted medicine cupboard, shaver point, tiled walls to three sides of the bath otherwise part tiled walls

Outside

Garage

4.67m x 2.41m (15' 4" x 7' 11") Up and over door, light, electric and gas meters, power point

Rear Garden

16.46m x 10.97m (54' x 36') Side access one side with gate to front, outside tap, side access other side with part double glazed door to garage and timber shed, paved terrace to rear of house, shrub borders, trees, laid mainly to lawn, second shed

Additional Information

Council Tax

London Borough of Bromley - Band G