

<

148 Bromley Road, Beckenham BR3 6PG

PRICE GUIDE £1,250,000 to £1,300,000 - Outstanding detached house with exceptional plot, available via our PARK LANGLEY OFFICE with particularly spacious accommodation offering scope to update and improve the property as a wonderful family home. Fabulous entrance hall with feature staircase plus delightful panelled dining room and elegant sitting room. Large kitchen/breakfast room and utility room beside the DOUBLE GARAGE accessed via a carport from the extensive driveway with ample parking. FIVE BEDROOMS on first floor with two having access to REAR BALCONY plus en suite bathroom, shower room and separate wc. Large LOFT ROOM/BEDROOM 6 could be a hobby room, playroom or superb home office. Wide plot with 15m/50ft frontage and delightful 42m/138ft rear garden enjoying sunny southerly aspect widening to 38m/125ft to far end with land behind the neighbouring gardens.

Location

On the south side of Bromley Road, opposite St Christopher's School with Clare House school also in the vicinity situated on Overbury Avenue by the junction with Oakwood Avenue. The property is about half a mile from Shortlands village shops and Station with trains to Victoria and Blackfriars. Beckenham High Street is about a mile away with a good choice of restaurants and shops together with Beckenham Junction Station providing trains to Victoria and The City as well as trams to Croydon and Wimbledon. Bromley town centre is within easy reach.



Ground Floor

Enclosed Porch

5.3m x 1.23m (17'5 x 4'0) on two levels, double glazed with quarry tiled floor

Impressive Hall

6.35m max x 3.86m max (20'10 x 12'8) includes cupboard beneath stairs and coat cupboard with cupboard above, parquet flooring, covered radiator, large window to porch, second radiator beneath double glazed window to side

Cloakroom

low level suite, corner wash basin, tiled walls, double glazed window to side

Sitting Room

5.75m max x 5.12m (18'10 x 16'10) includes handsome fireplace, parquet flooring, picture rail, two covered radiators, shaped radiator set into square bay with double glazed windows to front

Panelled Dining Room

5.06m max x 4.63m (16'7 x 15'2) includes fireplace with living flame gas fire, panelled wall cupboards and seat/locker, covered radiators with shelving above plus covered radiator set into deep bay with leaded light windows and doors to garden

Kitchen/Breakfast Room

8.07m x 4.27m (26'6 x 14'0) base cupboards including concealed space for dishwasher and drawers beneath Corian work surfaces, 1½ bowl sink with mixer tap and waste disposal, cooker hood above island unit with 6-burner gas hob, pair of Neff built in electric ovens, wall units, integrated fridge/freezer, full height cupboards including display cabinet, table and chairs with tabletop matching work surfaces, two covered radiators, Amtico flooring, double glazed windows to side and door to carport

Utility Room

3.87m max x 1.39m (12'8 x 4'7) base cupboard plus washing machine and tumble dryer beneath Corian work surface with sink and mixer tap, double cupboard, wall tiling, double glazed windows to side and rear plus door to garden

First Floor

Landing

beautiful staircase with large double glazed window to side, two radiators, walk in airing cupboard, double glazed window to side

Bedroom 1

5.9m max x 4.64m max (19'4 x 15'3) includes wardrobes, chest of drawers, dressing table, bedside units and headboard, two radiators, square bay with double glazed windows to front

En Suite Bathroom

2.02m x 1.94m (6'8 x 6'4) panelled bath with mixer tap, pedestal wash basin, low level wc, tiled walls, shaver point, radiator, double glazed window to front

Bedroom 2

5.12m max x 4.71m max (16'10 x 15'5) includes base unit and shelves beside fireplace with living flame gas fire, picture rail, shaped radiator set into square bay with double glazed windows to rear

Bedroom 3

5.16m x 4.55m max (16'11 x 14'11) includes wardrobes, chest of drawers, dressing table, cupboard and bedside unit, pedestal wash basin, fitted base cupboard and shelves, two radiators, picture rail, double glazed windows to front and rear plus door to BALCONY

Bedroom 4

3.95m x 2.69m (13'0 x 8'10) radiator, double glazed patio door to BALCONY

Balcony

4m x 1.4m (13'1 x 4'7) delightful view over garden

Bedroom 5

4.18m x 2.39m (13'9 x 7'10) plus recess by door and cupboard beneath stairs to top floor, base unit with sink, picture rail, radiator, double glazed window to side

Shower Room

2.16m x 1.97m (7'1 x 6'6) large glazed shower cubicle with hinged door, pedestal wash basin, tiled walls, heated towel rail, double glazed window to front

Separate WC

low level suite, double glazed window to side

Second/Top Floor

Bedroom 6/Bonus Room

6.67m x 5.92m max (21'11 x 19'5) includes wardrobes/cupboards, access to eaves storage, base unit with wash basin, hatch to loft, radiator, double glazed window to rear

Outside

Front Garden

frontage measuring 15.5m (51ft) with extensive brick paved drive providing parking and access to carport in front of double garage

Carport

about 6m x 4.5m (19'8 x 14'9) doors to kitchen/breakfast room and outside wc

Garage

6.59m x 4.58m max (21'7 x 15'0) electrically operated up and over door, electricity meter, gas meter, trip fuses, cupboard housing Worcester wall mounted gas boiler, light and power, double glazed window and door to garden

Rear Garden

about 42m x 15m (138ft x 49ft) enjoys southerly aspect, paved terrace with steps to main lawn, additional terrace and established borders with shrubs and plants, widens to 38m (125ft) to far end behind neighbouring properties with compost areas and shed

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage