

Garage And Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 136.6 sq.m. (1470 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our West Wickham Office - 020 8460 7252

40 Broadoaks Way, Bromley, Kent BR2 0UB
£1,025,000 Freehold

- Three Double Bedroom Family Home.
- Two Generous 17' Reception Rooms.
- White Bathroom With Bath & Shower.
- Between Highfield & Pickhurst Schools.
- Derby Built Detached House.
- 15'8" Kitchen/Breakfast Room.
- 119' Westerly Facing Rear Garden.
- Extension Potential S.T.P.P.

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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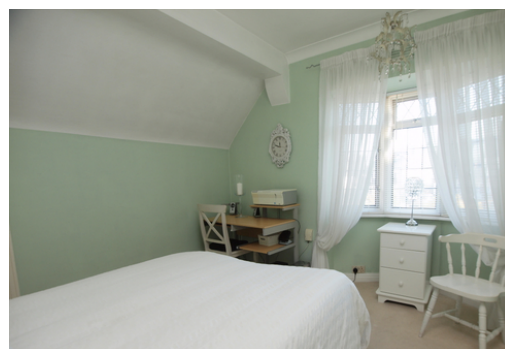


40 Broadoaks Way, Bromley, Kent BR2 0UB

Fabulous THREE DOUBLE BEDROOM detached Derby built family home, which has been beautifully cared for and is situated in this SOUGHT AFTER ROAD, being a conservation area. Convenient location for a number of popular local schools, including HIGHFIELD and PICKHURST INFANT and JUNIOR SCHOOLS, which are both within walking distance. Broadoaks Way has a central green and bus services pass along Westmoreland Road to Bromley South station and High Street which is about 0.9 of a mile away. This property has a 46' wide frontage to the road and off the hallway are the two delightful, generous 17' reception rooms, which both have a gas fire in a handsome fireplace and both have a bay window. From the living room there are double glazed doors to the terrace and rear garden. Off the hallway are the white suite cloakroom and the 15'8" kitchen/breakfast room, appointed with a good range of oak fronted fitted wall and base units and drawers and laminate work surfaces. The two larger bedrooms have fitted wardrobes and the third bedroom has a single wardrobe and an eaves storage cupboard. The bathroom and separate w.c. are appointed with a white suite, with the bathroom having a bath and tiled shower. From the L shape landing there is access to the good size loft, via a wooden ladder and this property has extension potential, subject to the necessary planning consents. The attractive 119' westerly facing rear garden has a paved terrace to the rear of the house, is laid mainly to lawn with established shrub borders and trees. The garage has double doors to the front and is approached via a paved driveway.

Location

Broadoaks Way is a sought after road with a central green, being a conservation area, between Westmoreland Road and Pickhurst Park. Bus services pass along Westmoreland Road to Bromley High Street, about 0.9 of a mile away, with The Glades Shopping Centre and Bromley South Station, with fast (about 17 minutes) and frequent services to London Victoria. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Local schools include Pickhurst and Highfield Infant and Juniors, Langley Park and Hayes Secondary schools.



Ground Floor

Entrance Porch

Via covered porch with light and part glazed leaded light front door to:

Hallway

5.51m x 2.11m (18' 1" x 6' 11") Exposed timbers up to the plate rail, coving, wood effect laminate flooring, leaded light front windows, double radiator, understairs cupboard housing gas meter

Cloakroom

2.43m x 1.14m (8' 0" x 3' 9") Double glazed leaded light side window, white low level w.c. and wash basin with a double cupboard and shelving beneath, dado rail, radiator, tiled floor, coving, splash back tiling behind sink

Dining Room

5.33m into bay x 3.87m into alcoves (17' 6" x 12' 8") Double glazed leaded light front bay window, column radiator, coving, wood effect laminate flooring, coal effect gas fire in a handsome fireplace with a limestone fire surround and marble hearth, two double glazed leaded light side windows

Living Room

5.45m into bay x 3.87m into alcoves (17' 11" x 12' 8") Double glazed leaded light double doors and windows to rear bay, two double glazed leaded light side windows, two column radiators, wood effect laminate flooring, coving, coal effect living flame gas fire in a limestone fireplace

Kitchen/Breakfast Room

4.78m x 3.03m including recess (15' 8" x 9' 11") Double glazed leaded light rear window, part glazed leaded light side door, appointed with a range of oak fronted fitted wall and base units and drawers, white laminate work surface, cream 1 1/2 sink and drainer with a chrome mixer tap, white splashback tiling, double radiator, space for range style oven with extractor canopy above, wall mounted Vaillant boiler, recess with space for fridge/freezer, coving, wood effect laminate flooring

First Floor

Landing

3.45m reducing to 1.45m (4' 9") x 3.78m (11' 4" x 12' 5") L shape landing, double glazed side leaded light window, radiator, coving, picture rail, airing cupboard with slatted shelves housing hot water tank, access to good size loft via wooden ladder, some boarding, insulation, light,

Bedroom 1

5.44m into bay x 3.89m into wardrobes (17' 10" x 12' 9") Double glazed leaded light front bay window, double radiator, coving, two double and two single fitted wardrobes with shelving and drawers with high level cupboards above to one wall, dado rail

Bedroom 2

4.33m x 3.87m into wardrobes (14' 2" x 12' 8") Double glazed leaded light rear window, double radiator, coving, two double wardrobes and three high level cupboards to one wall

Bedroom 3

3.56m into bay x 3.10m (11' 8" x 10' 2") Double glazed leaded light front bay window, radiator, coving, single wardrobe and eaves storage cupboard

Bathroom

3.07m reducing to 2.14m (7' 0") x 1.95m (10' 1" x 6' 5") Double glazed leaded light rear window, white suite of bath with a mixer tap/hand shower and wash basin, tiled shower with a white shower tray, chrome shower and controls and a door, coving, tiled walls and floor, double radiator

Separate W.C.

L shape with double glazed leaded light side window, dado rail, coving, radiator, tiled floor, white low level w.c. and wash basin with a double cupboard beneath

Outside

Rear Garden

36.5m x 11.95m reducing to 5.45m (17') (119' x 39') Good size paved terrace, laid mainly to lawn, outside lights, established shrub borders and trees, timber shed, paved side access with gate to front, outside tap

Garage

5.04m x 2.46m (16' 6" x 8' 1") Double doors to front, electric meter and consumer unit, leaded light side window, light, power points, plumbing for washing machine, part glazed side door

Front Garden

46' frontage to Broadoaks Way, three areas of lawn, paved path and paved drive, shrub borders

Council Tax

London Borough of Bromley - Band G