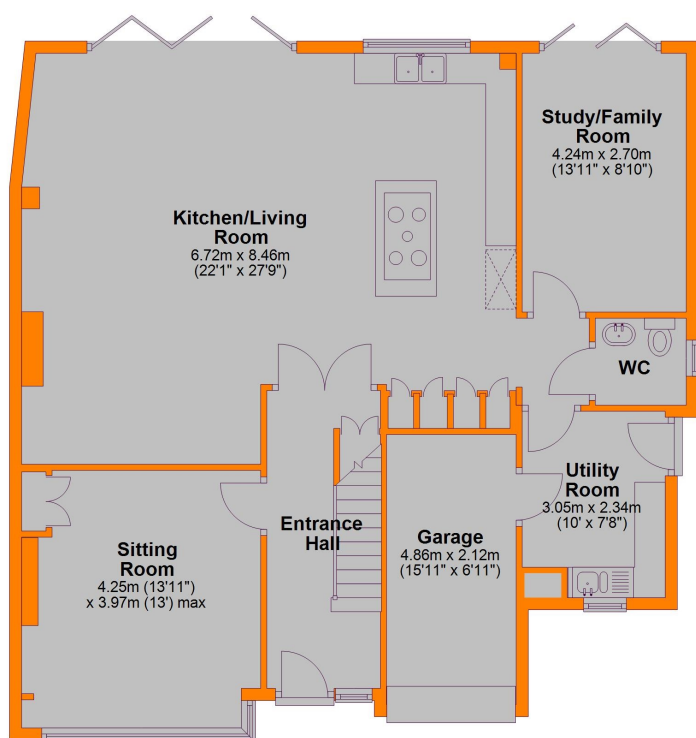


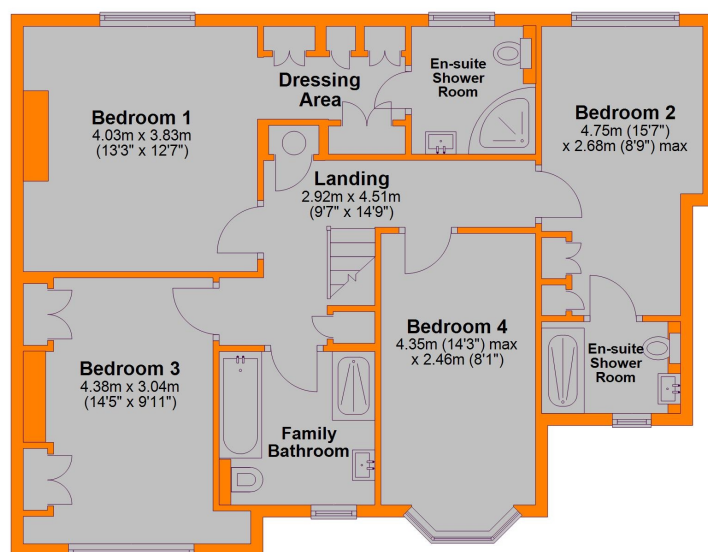
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		75	84
		EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 198.7 sq. metres (2138.7 sq. feet)

Measurements are approximate. Not to scale.  
 Floor area included the garage

Plan produced using PlanUp.



Viewing by appointment with our Park Langley Office - 020 8658 5588

105 Kingswood Road, Bromley BR2 0NG

**£1,175,000 Freehold**

- Stunning extended family home
- High specification finish throughout
- Fabulous open plan kitchen/living room
- Sitting room plus study/family room
- Four good size bedrooms off landing
- Two en suites plus family bathroom
- Immaculate landscaped garden
- Garage and extensive parking to front

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 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.  
 For further details please visit our website - www.proctors.london





## 105 Kingswood Road, Bromley BR2 0NG

An exceptional house of wonderful proportions, lovingly cared for and modernised by the current owners. The next family will have the benefit of high specification fittings to the extended property, with a superb open plan living space, incorporating the stunning kitchen, all with views over the immaculate rear garden. There is also a study/family room, meaning all four double rooms on the first floor can be used as bedrooms, including two beautiful en suites and a family bathroom. Removing the stress of extension and refurbishment costs leaves the delight of moving in and enjoying this turn-key home.

### Location

Approaching from Hayes Lane, this property will be found on the right hand side of Kingswood Road, shortly before the turning into Druids Way. The property is approximately two thirds of a mile from Shortlands Station (Victoria/Cannon Street) with shops in Shortlands Village just beyond. Bromley High Street with The Glades Shopping Centre, is about a mile away and the property is in the vicinity of the popular Highfield Primary Schools. Langley Park Secondary Schools are about a mile away.



### Ground Floor

#### Entrance Hall

5.19m x 1.83m (17' 0" x 6' 0") includes cupboards beneath stairs and recess with coat hooks, tiled floor, painted low level panelled finish to walls, radiator, double glazed windows beside and above front door

#### Sitting Room

4.25m max x 3.97m max (13' 11" x 13' 0") to include handsome fireplace with living flame gas fire having full height built-in cupboards to one side of chimney breast, wood strip flooring, radiator, large double glazed window to front with side return

#### Kitchen/Living Room

8.46m max x 6.72m max (27' 9" x 22' 1") well appointed KITCHEN with extensive base cupboards and drawers including deep pan drawers beneath quartz work top with sharks tooth edging, double stainless steel sink with mixer tap plus boiling water tap, Siemens touch control Induction hob set into island unit with rising hob having raised breakfast bar to far side, wine cooler beneath work surface, full height integrated fridge and freezer, eye level cupboards, larder cupboard beside further additional cupboards and Siemens electric oven, combination microwave, steam oven and warming drawer, double glazed window to rear, tiled floor with underfloor heating extending to living and dining areas with LIVING AREA having space for large sofa, contemporary raised fireplace with living flame gas fire and DINING AREA with space for large table having full height bi-fold doors to terrace and garden, speakers for Sonos system to kitchen and sitting areas

#### Side Lobby

1.45m x 1.02m (4' 9" x 3' 4") underfloor heating, doors to cloakroom, utility room and study/family room

#### Study/Family Room

4.24m x 2.70m (13' 11" x 8' 10") wood finish ceramic floor tiles with underfloor heating, speakers for Sonos system, full height bi-fold doors to garden

#### Utility Room

3.05m x 2.34m (10' 0" x 7' 8") L-shaped work surface with inset 1½ bowl stainless steel sink and mixer tap having cupboards beneath plus space for washing machine and tumble dryer, full height storage cupboard plus eye level cupboards including cupboard concealing Ideal Logic System 30 gas boiler, tiled floor with underfloor heating, double glazed window to front and door to side, door to garage

### Cloakroom

white low level wc with concealed cistern and feature Duravit wash basin with mixer tap having cylindrical cupboard beneath, tiled walls with display recess and shelf above basin having large wall mirror over, tiled floor with underfloor heating, extractor fan, double glazed window to side

### First Floor

#### Landing

4.51m max x 2.92m max (14' 10" x 9' 7") includes built-in cupboard extending above stairs, hatch with ladder to loft space and cupboard with large pressurised hot water cylinder

#### Bedroom 1

4.03m x 3.83m max (13' 3" x 12' 7") ceiling speakers for Sonos system, radiator beneath large double glazed window to rear, open to

#### Dressing Room

2.45m x 2.09m max (8' 0" x 6' 10") to include extensive wardrobes providing ample storage

#### En Suite Shower Room

2.09m x 2.04m (6' 10" x 6' 8") well appointed with wet room style shower having hinged screens and hinged door with fixed overhead shower plus hand shower, Villeroy & Boch wash basin with mixer tap having curved cupboard beneath, low level wc with concealed cistern, tiled floor with underfloor heating, heated towel rail/radiator, tiled display recess, inset mirror plus shaver point above basin, double glazed window to rear

#### Bedroom 2

4.75m max x 2.68m max (15' 7" x 8' 10") to include full height fitted wardrobes, radiator beneath double glazed window to rear

#### En Suite Shower Room

2.32m x 1.33m (7' 7" x 4' 4") wet room shower with glazed screen, Villeroy & Boch wash basin with mixer tap having deep drawer beneath and low level wc with concealed cistern, tiled walls with large wall mirror and shaver point, heated towel rail, tiled floor with underfloor heating, extractor fan, double glazed window to front

#### Bedroom 3

4.38m x 3.04m max (14' 4" x 10' 0") plus recess beside window with deep shelves, pair of fitted double wardrobes, radiator beneath double glazed window to front

### Bedroom 4

4.35m x 2.46m (14' 3" x 8' 1") radiator beneath double glazed bay window to front with deep sill

### Family Bathroom

2.56m x 2.51m (8' 5" x 8' 3") large white panelled bath with mixer tap and retractable hand shower, low level wc with concealed cistern, wide wash basin with twin mixer taps having drawers beneath and tiled shower with glazed screens and sliding door with fixed overhead shower and hand shower, tiled walls with inset mirror above basin, heated towel rail, tiled floor with underfloor heating, extractor fan, double glazed window to front

### Outside

#### Front Garden

extensively paved to provide parking for several cars

#### Garage

4.86m x 2.12m (15' 11" x 6' 11") widening to front by double doors from driveway, painted floor, light and power

#### Rear Garden

landscaped with full width paved terrace, outside lights and matching paved pathway providing side access with external power points, water tap and gate to front garden, then laid to lawn with borders including established shrubs plus composite decking to far end and timber shed to far corner

### Additional Information

#### Council Tax

London Borough of Bromley Band F