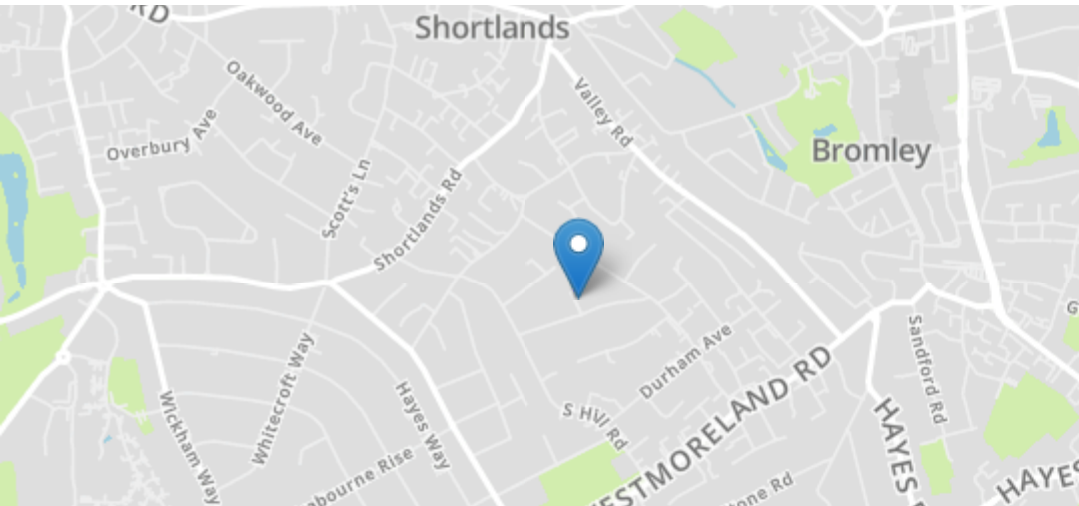
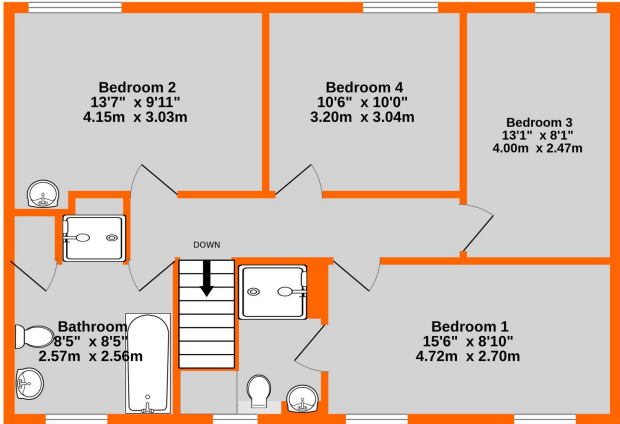
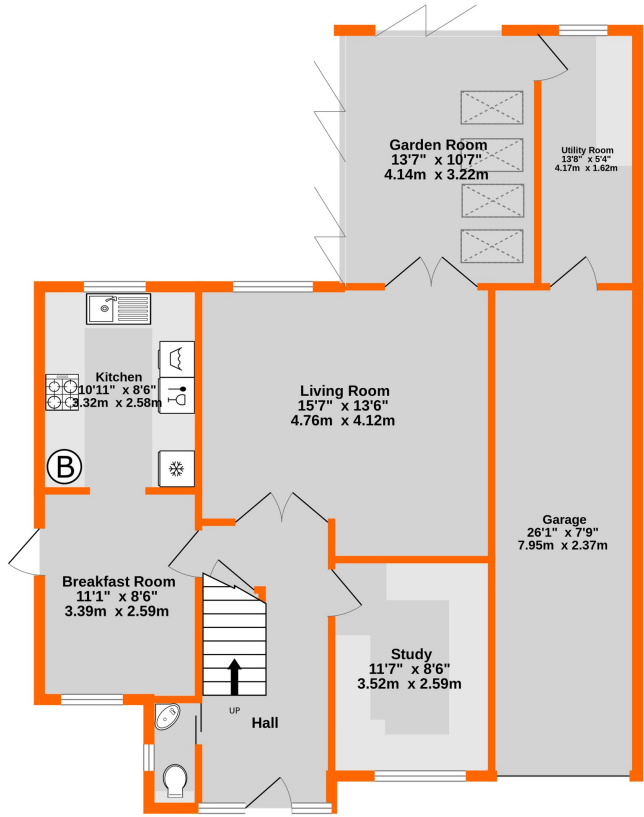




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



(INCLUDING GARAGE)

TOTAL FLOOR AREA : 1860sq.ft. (172.8 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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George Proctor & Partners trading as Proctors



Viewing by appointment with our West Wickham Office - 020 8460 7252

1 Valan Leas, Bromley, Kent BR2 0PE

Guide Price £850,000 Freehold

- Four Bedroom Detached Family Home.
- Short Walk Popular Highfield Schools.
- Living Room & Bright Garden Room.
- 26' 1" Garage & Parking 2 Vehicles.
- Quiet Cul-de-sac Position.
- Study With Fitted Furniture.
- 22' 5" Kitchen/Breakfast Room.
- 0.9 Mile Shortlands & Bromley South Stations.

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1 Valan Leas, Bromley, Kent BR2 0PE

Chain Free. One of the larger four bedroom detached houses in this quiet cul-de-sac, a short walk from the sought after Highfield Infant and Junior schools and about 0.9 of a mile from Shortlands and Bromley South Stations. Living room with double doors to the bright garden room, which has two sets of double glazed bi folding doors leading to the garden. Fitted study with oak furniture, having two work stations, drawers and cupboards. Off the garden room is the utility room, which has a door to the longer than average 26' 1" garage. White suite cloakroom and 22' 5" kitchen/breakfast room, with a good range of wooden fronted units and drawers and a distinct breakfast area. Main bedroom with white en suite shower room and good size white suite bathroom with a bath and tiled shower. Gas fired heating with radiators, double glazing and underfloor heating to the garden room. L shape rear garden with paved terrace, lawn area and various shrub borders. Parking for two vehicles to the front.

Location

Valan Leas is a cul-de-sac position off Cumberland Road. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy off Kingswood Road, St Mark's Primary and Langley Park Secondary schools. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.9 of a mile away. Bromley High Street is about 0.9 of a mile away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Bus services pass along St Mary's Avenue and Cumberland Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Woods can be accessed off South Hill Road.



Ground Floor

Entrance

Via front door to:

Hallway

5.31m x 2.05m including staircase (17' 5" x 6' 9") Two front windows, two ceiling downlights, radiator with oak cover, engineered oak flooring, under stairs storage/cloaks cupboard, coving

Cloakroom

1.77m x 0.81m (5' 10" x 2' 8") Double glazed side window, white corner pedestal wash basin and concealed cistern low level w.c., double mirror fronted wall cupboard, tiled walls, engineered oak flooring

Study

3.52m x 2.59m (11' 7" x 8' 6") Fitted with oak furniture having two work stations, drawers, cupboards and shelving, radiator with cover, coving, two ceiling downlights, engineered oak flooring, double glazed front window

Living Room

4.76m x 4.12m reducing to 3.49m (11' 5") (15' 7" x 13' 6") Double glazed rear window, engineered oak flooring, two radiators with an oak cover, coving, approached from hallway via glazed doors, further glazed doors to:

Garden Room

4.14m x 3.22m (13' 7" x 10' 7") Two sets of double glazed bi folding doors overlooking the garden (we are informed by our client the four panel doors are difficult to open), tiled floor with under floor heating, four double glazed side Velux windows, door to:

Utility Room

4.17m x 1.62m (13' 8" x 5' 4") Double glazed rear window, appointed with cream fronted wall and base units and drawers, granite effect work surface, tiled floor with under floor heating, tiled splash back to work surface, door to garage



Breakfast Room

3.39m x 2.59m (11' 1" x 8' 6") Double glazed front window, double radiator, tiled floor, part double glazed side door, coving, picture rail, archway to:

Kitchen

3.32m x 2.58m (10' 11" x 8' 6") Double glazed rear window, appointed with wooden fronted fitted wall and base units and drawers, space for oven and fridge/freezer, plumbing/space for washing machine and slimline dishwasher, laminate work surface, twin sink and drainer with a chrome mixer tap, splashback tiling, coving, Potterton Kingfisher 2 boiler, tiled floor, three spotlights. The kitchen and breakfast room have a combined length of 6.83m (22' 5")

First Floor

Landing

5.80m x 0.88m (19' 0" x 2' 11") Access to loft

Bedroom 1

4.72m x 2.7m (15' 6" x 8' 10") Two double glazed front windows, two radiators, coving, dado rail, Karndean wood effect flooring, built in single wardrobe, door to:

En Suite Shower Room

1.79m plus shower recess 0.8m (2' 7") x 1.46m (5' 10" x 4' 9") Double glazed front window, white suite of concealed cistern low level w.c. and wash basin with a wooden fronted double cupboard beneath, Myson chrome radiator, deep storage recess, tiled shower with a Mira Excel shower, white shower tray and sliding door, three ceiling downlights

Bedroom 2

4.15m x 3.03m (13' 7" x 9' 11") Double glazed rear window, radiator, coving, picture rail, Karndean wood effect flooring, white wash basin with an oak double fronted cupboard beneath

Bedroom 3

4.00m x 2.47m (13' 1" x 8' 1") Double glazed rear window, radiator, coving, Karndean wood effect flooring



Bedroom 4

3.20m x 3.04m (10' 6" x 10' 0") Double glazed rear window, radiator, coving, dado rail

Bathroom

2.57m x 2.56m plus shower recess 0.79m (2' 7") (8' 5" x 8' 5") White suite of Carronite bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., double glazed front window, radiator, coving, three walls tiled, Karndean wood effect flooring, two shelved cupboards, tiled shower with a Mira Excel shower, white shower tray and sliding door

Outside

Rear Garden

11.69m x 10.80m (max) (38' 4" x 35' 5") L shape, paved side access with gate to front and paved terrace to rear of the house, outside tap, two steps up to lawn area and shrub border

Garage

7.95m x 2.37m (26' 1" x 7' 9") Up and over door, consumer unit, electric and gas meters, light and power points

Front Garden

Paved paths, slate chippings, block pavior driveway for two vehicles

Additional Information

Council Tax

London borough of Bromley – Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage