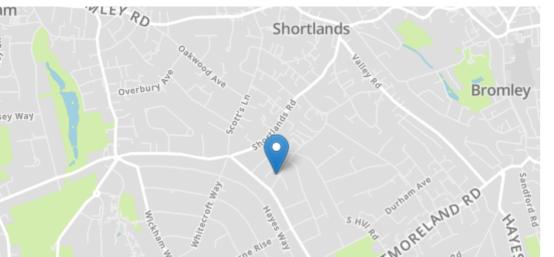
Park Langley Office

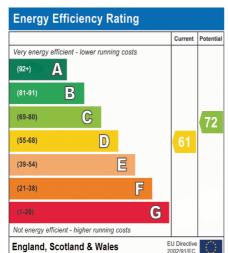
104 Wickham Road, Beckenham, BR3 6QH

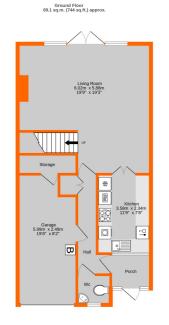
2 020 8658 5588

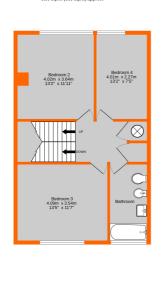
parklangley@proctors.london





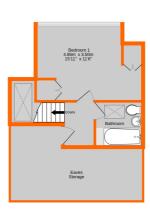






2nd Floor 7.3 sq.m. (293 sq.ft.) approx.

Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 153.0 sq.m. (1647 sq.ft.) approx.
Measurements are approximate, Not to scale. Blastrative purposes only



Disdaimer: 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 fee 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.



Park Langley Office

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

36 Kingswood Road, Bromley, Kent BR2 ONF £775,000 Freehold

- Four good size bedrooms and two bathrooms
- Bright rooms with large double glazed windows
- Fabulous living room with doors to garden
- Well located for the popular Highfield School
- Wonderfully spacious and well presented
- Town house with rooms on three floors
- Top floor main bedroom and second bathroom
- Driveway parking and garden with decking

George Proctor & Partners trading as Proctors www.proctors.london



parklangley@proctors.london





36 Kingswood Road, Bromley, Kent BR2 ONF

Wonderful property if you are seeking bright and spacious accommodation with FOUR GOOD SIZE BEDROOMS and TWO BATHROOMS. Offered via our PARK LANGLEY OFFICE in a sought after location, not far from Highfield School, with driveway parking for four cars and integral garage having replacement roller shutter door. Fabulous living room with dining area by double doors to fitted kitchen and double glazed doors to decking and garden. Downstairs cloakroom off entrance hall, three bedrooms on first floor plus well appointed family bathroom and largest bedroom on top floor adjacent to second bathroom, creating the equivalent of a main suite. Neatly presented throughout with modern kitchen and bathrooms plus sealed unit double glazing including the entrance porch.

Location

Approaching from Hayes Lane, this property is on the left-hand side approximately before the turning into Fyfield Close. This is a popular location with local schools including Highfield Infant and Juniors and Harris Primary Academy with the Langley Park Secondary Schools a further distance. Shortlands Station and shops in Shortlands Village are about half a mile away. There are also local shops at Park Langley and at the corner of Westmoreland Road and Pickhurst Lane, both having a Tesco Express. Bromley High Street and Bromley South Station are about a mile and a half away.













Enclosed Porch

1.76m x 1.43m (5'9 x 4'8) double glazed roof and full height windows beside double glazed door

4.66m x 1.48m max (15'3 x 4'10) by door from porch, coat cupboard, parquet flooring, radiator, high level double glazed window, door to garage

Cloakroom

white low level wc and corner wash basin, wall tiling, double glazed window to front

Living Room

6.02m max x 5.88m max (19'9 x 19'3) wonderfully spacious with attractive parquet flooring, DINING AREA by doors to kitchen, two radiators, flame effect electric fire set into handsome fireplace, full height double glazed windows beside doors to garden

Kitchen

3.58m x 2.34m (11'9 x 7'8) base cupboards, pull out storage and deep drawers beneath quartz work surfaces plus integrated dishwasher and washing machine, inset sink with shower spray mixer tap, cooker hood above 4-ring gas hob, built in Bosch electric oven, integrated fridge/freezer, tiled floor, wall cupboards, double glazed window to front porch

First Floor

5.05m x 1.8m (16'7 x 5'11) includes return staircase continuing to top floor, two deep cupboards providing storage and housing insulated hot water cylinder





Bedroom 2

4.02m x 3.64m max (13'2 x 11'11) radiator, double glazed windows to real

4.09m x 3.54m (13'5 x 11'7) currently used as a sitting room, radiator, large double glazed window to front

Bedroom 4

4.01m x 2.27m (13'2 x 7'5) radiator, double glazed window to

3.52m max x 1.79m max (11'7 x 5'10) white bath with mixer tap and shower attachment, wash basin with mixer tap having cupboard beneath, low level wc, bidet, wall tiling, mirror and shaver point above basin, chrome heated towel rail, tiled floor, double glazed window to front

Second/Top Floor

Top Landing

3.55m x 1.89m max (11'8 x 6'2) includes staircase and large eaves cupboard, rooflight above stairs

4.86m max x 3.50m max (15'11 x 11'6) includes deep eaves cupboard and built in wardrobe, radiator, double glazed windows to rear

Second Bathroom

2.05m x 1.92m (6'9 x 6'4) white bath with mixer tap and shower attachment, wash basin with mixer tap having cupboard beneath, low level wc, tiled walls, mirror and wall light above basin, tiled floor, rooflight

Front Garden

double width driveway providing off road parking for four





5.99m max x 2.49m max (19'8 x 8'2) replacement roller shutter door, EV charging point, Glow-worm wall mounted gas boiler, high level double glazed windows, deep storage cupboard to rear, gas and electricity meters

about 13.5m x 6.3m (44ft x 20'8) decking with inset lights accessed via doors from living room, outside lights, external power points and water tap, lawn and borders plus timber shed to far end

Additional Information

Council Tax

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

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