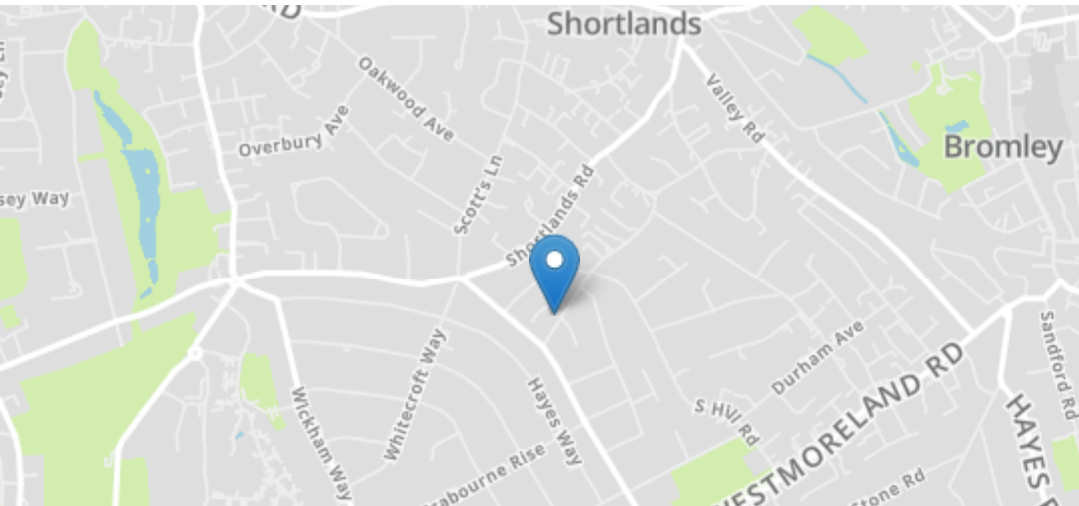
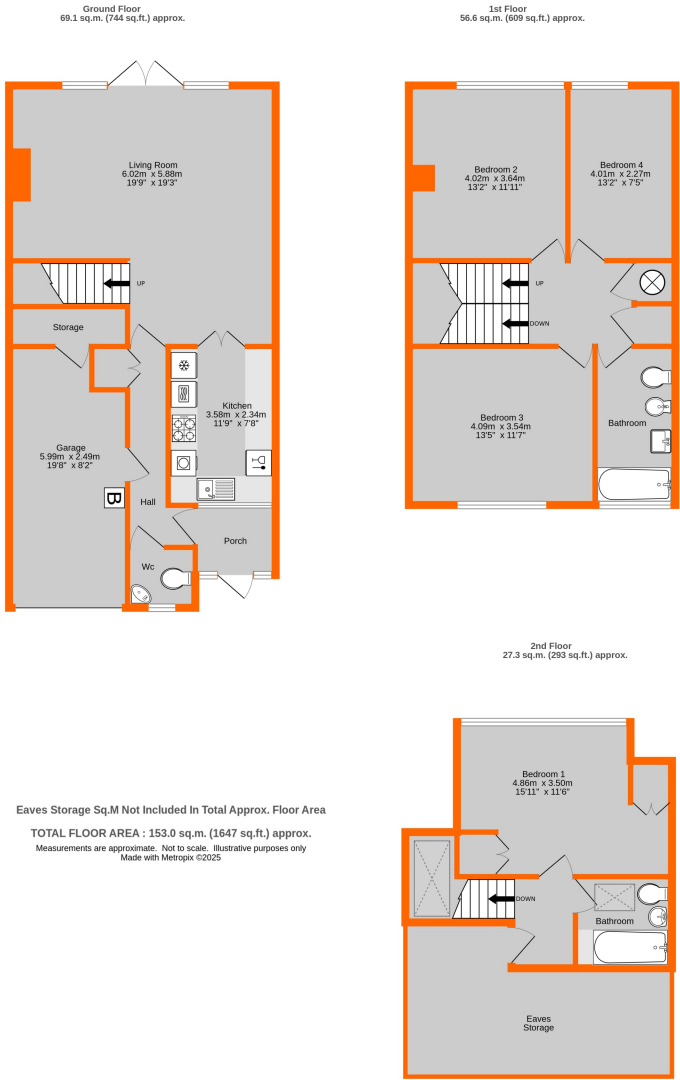




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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

36 Kingswood Road, Bromley, Kent BR2 0NF

£745,000 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

36 Kingswood Road, Bromley, Kent BR2 0NF

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.



Ground Floor

Enclosed Porch

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

Entrance Hall

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

Landing

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 rear

Bedroom 3

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 rear

Family Bathroom

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

Bedroom 1

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

Outside

Front Garden

double width driveway providing off road parking for four cars

Garage

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

Rear Garden

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

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