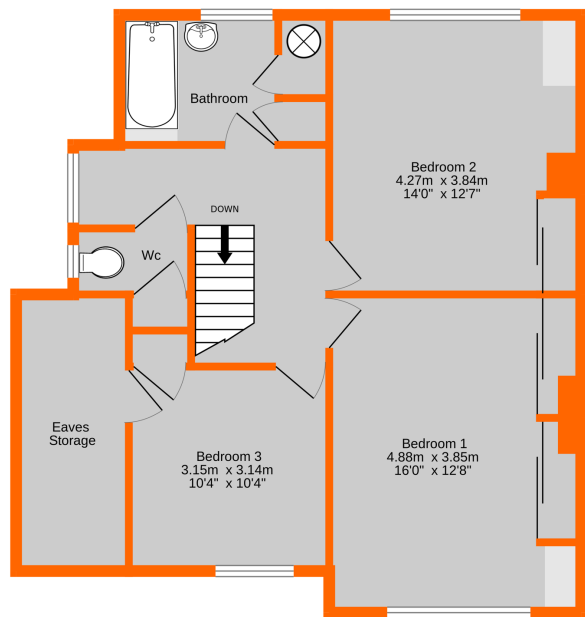
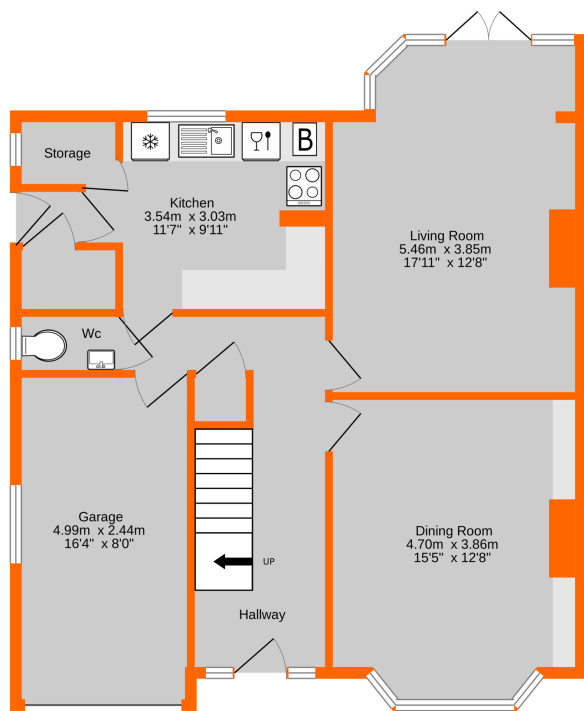


Ground Floor  
79.0 sq.m. (851 sq.ft.) approx.

1st Floor  
70.7 sq.m. (761 sq.ft.) approx.



Garage & Eaves Storage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 149.8 sq.m. (1612 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

**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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## 50 Broadoaks Way, Bromley, Kent BR2 0UB

### Chain Free £795,000 Freehold

- Derby Built Semi Detached Home.
- Two Generous Reception Rooms.
- Sought After Conservation Area.
- Attractive 80' x 33' Rear Garden.
- Three Double Bedrooms.
- Bathroom & Separate W.C.
- Modernisation Required & Extension Potential.
- Short Walk Popular Pickhurst Schools.

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



## 50 Broadoaks Way, Bromley, Kent BR2 0UB

Chain Free. One of the popular three double bedroom Derby built semi detached houses, in this sought after road, being a conservation area, a short walk from the sought after Pickhurst Infant and Junior schools and bus services on Pickhurst Park and Westmoreland Road. Two generous reception rooms, white suite cloakroom and kitchen with fitted units and drawers and wood effect work surfaces. The two larger bedrooms have fitted wardrobes, coloured bathroom suite and white separate w.c. off the L shape landing. Gas fired heating with radiators and double glazing. The 80' x 33' rear garden has a crazy paved terrace and steps down to the garden, laid mainly to lawn, with various shrub borders and trees. Garage approached via an own driveway for two vehicles and a pretty front garden. Requiring some modernisation including reappointing the bathroom, kitchen, cloakroom and separate w.c. and and having extension potential, subject to the necessary planning consents.

### Location

Broadoaks Way runs between Westmoreland Road and Pickhurst Park and is a popular residential road being a conservation area. There are local shops within walking distance at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Pickhurst Park and Westmoreland Road with routes to Bromley High Street, about one mile away, with The Glades Shopping Centre, various restaurants and Bromley South station, with fast (about 18 minutes) and frequent services to London. Local schools include the sought after Highfield and Pickhurst Infant and Juniors and Langley Park Secondary schools. South Hill Woods can be accessed at the junction of Westmoreland Road and South Hill Road.



### Ground Floor

#### Entrance

Via covered porch with a light and front door to:

#### Cloakroom

1.48m x 1.00m (4' 10" x 3' 3") Double glazed side window, white low level w.c. and coloured wash basin, radiator, tiled walls

#### Hallway

5.53m x 2.13m increasing to 3.14m (10' 4") (18' 2" x 7' 0") Two leaded light front windows, radiator, understairs storage cupboard with light housing gas meter, door to garage

#### Dining Room

4.70m into bay x 3.86m into alcoves (15' 5" x 12' 8") Double glazed leaded light front bay window, double radiator, stone fireplace, coving, fitted double cupboard with shelf above to each alcove

#### Living room

5.46m into bay x 3.85m into alcoves (17' 11" x 12' 8") Double glazed leaded light doors and windows to rear bay, two double radiators, plate rail, coving, brick fireplace with a tiled mantelpiece and hearth

#### Kitchen

3.15m increasing to 3.54m (11' 7") x 3.03m (10' 4" x 9' 11") Wall and base units and drawers, wood effect laminate work surfaces, Potterton Kingfisher 2 boiler, space for cooker and plumbing/space for dishwasher, double glazed rear window, radiator, larder cupboard with side window, part tiled walls, space for fridge beneath work surface, stainless steel sink and drainer with a chrome mixer tap, part glazed door to side lobby with part glazed door to garden and a storage cupboard

### First Floor

#### Landing

3.87m reducing to 1.12m (3' 8") x 3.25m (12' 8" x 10' 8") L shape with double glazed side window, access to loft

#### Bedroom 1

4.88m x 3.85m including wardrobes (16' 0" x 12' 8") Double glazed leaded light front window, radiator, fitted wardrobes with four sliding doors, one mirror fronted and six drawer dressing table, coving

#### Bedroom 2

4.27m x 3.84m into alcove (14' 0" x 12' 7") Double glazed rear window, radiator, coving, fitted wardrobe with two sliding doors to one alcove, desk to other alcove

#### Bedroom 3

3.15m x 3.14m (10' 4" x 10' 4") Double glazed leaded light front window, radiator, storage and eaves storage cupboard

#### Bathroom

2.58m x 2.05m (8' 6" x 6' 9") Double glazed rear window, aqua marine pedestal wash basin and bath with a chrome mixer tap/shower attachment, airing cupboard housing hot water tank and linen cupboard having two slatted shelves, both having a cupboard above, radiator and chrome towel rail, tiled walls

#### Separate w.c.

1.47m x 0.89m (4' 10" x 2' 11") Double glazed side window, white low level w.c., part tiled walls, storage cupboards

### Outside

#### Garage

4.99m x 2.44m (16' 4" x 8' 0") Up and over door, side window, light, plumbing/space for washing machine, electric meter and fuse box

#### Rear Garden

24.40m x 10.10m (80' x 33') Outside tap, crazy paved terrace with steps down to lawn area with shrub borders, timber shed and green house, side access with gate to front

#### Front Garden

Concrete driveway for two vehicles, pretty garden with a shaped lawn and established shrub borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band F. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)