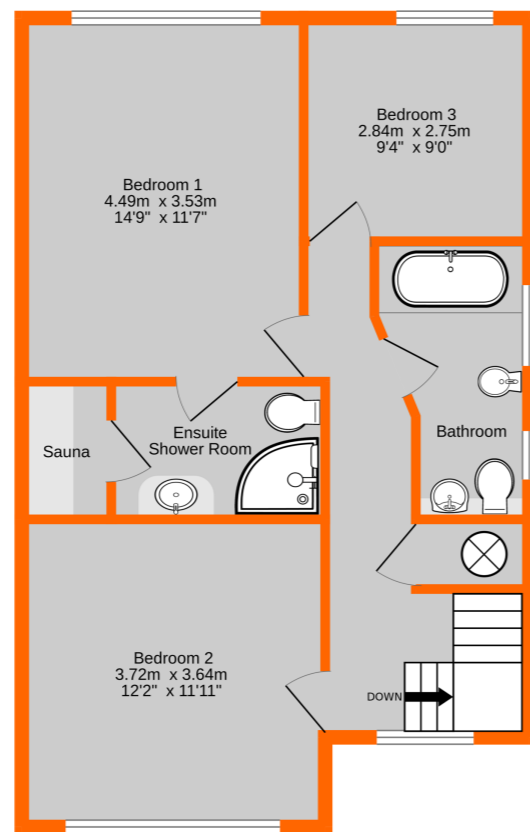
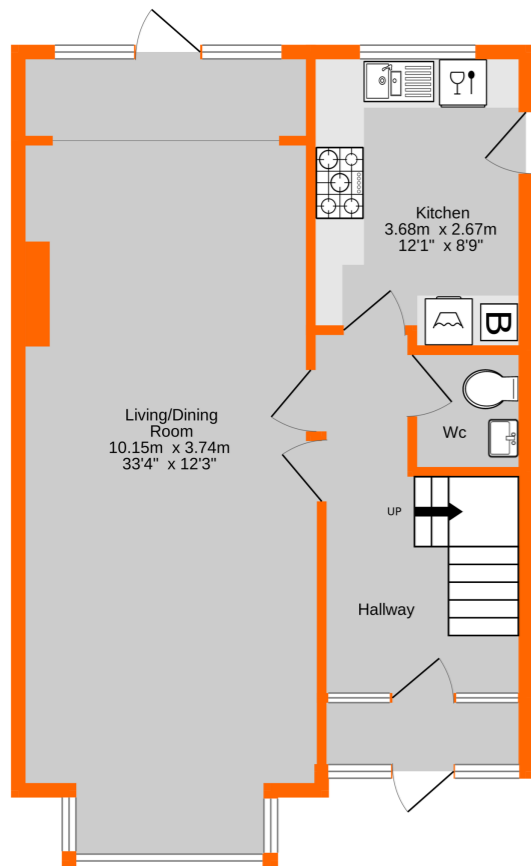


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor

1st Floor



TOTAL FLOOR AREA : 119.1 sq.m. (1282 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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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Viewing by appointment with our West Wickham Office - 020 8460 7252

19 Kingswood Avenue, Bromley, Kent BR2 0NT

**Chain Free £835,000 Freehold**

- Three Bedroom Detached House.
- Kitchen & White Suite Cloakroom.
- Wood Panelled Hallway.
- Short Walk Highfield Schools.
- 33' 4" Through Reception Room.
- White Suite Bathroom.
- White En Suite Shower With Sauna.
- 63' x 27' Rear Garden.

## 19 Kingswood Avenue, Bromley, Kent BR2 0NT

Chain Free three bedroom 1930's built detached house, situated in this POPULAR ROAD, in a convenient location for the sought after HIGHFIELD INFANT AND JUNIOR'S and Langley Park Secondary school. Off the hallway is the generous 33' 4" through reception room, with a bay window to the front and a coal effect gas fire in a marble fireplace. The kitchen is appointed with wooden fronted fitted units and drawers and has a door to the garden. White suite cloakroom off the wood panelled hallway and the main bedroom has a white en suite shower room, with a timber clad sauna to one end of the room. White suite bathroom with a double ended Jacuzzi bath, having a chrome wall mounted shower over. A number of the rooms have exposed wood strip flooring, cornice and ceiling downlights. 63' x 27' rear garden with a paved terrace, lawn area and various shrubs. The front garden has a lawn area and block pavior parking for two/three cars. Gas fired heating with radiators and double glazing. The purchaser will probably want to carry out some modernisation. Extension potential subject to the necessary planning consents.

### Location

Kingswood Avenue is a popular road running between Hayes Lane (Beckenham) and Kingswood Road. Local schools include the sought after Highfield Infant and Junior schools, which can be accessed via a walk way from Kingswood Avenue through to South Hill Road. Other local schools include Langley Park Secondary and Primary schools. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road with routes to Bromley High Street, which is about 1.2 miles away and offers a range of amenities including The Glades Shopping Centre, The Churchill Theatre and Bromley South Station with fast (about 17 minutes) and frequent services to London Victoria. South Hill Woods can be accessed off Tootswood Road.



### Ground Floor

#### Enclosed Porch

Via enclosed porch with leaded light double glazed door and windows to front, quarry tiled floor and oak front door to:

#### Hallway

4.59m x 1.61m (15' 1" x 5' 3") Wood panelling to the walls up to the plate rail, cornice, chrome ceiling downlights, double radiator, two leaded light front windows, oak strip flooring, coat recess under the stairs, under stairs cupboard with light housing the gas and electric meters and consumer unit

#### Cloakroom

1.38m x 1.28m (4' 6" x 4' 2") White wash basin with a double cupboard beneath and Roca low level w.c., radiator, extractor fan, part tiled walls, coving, ceiling spotlights

#### Living/Dining Room

10.15m x 3.74m (33' 4" x 12' 3") Double glazed leaded light front bay window, cornice, chrome ceiling downlights, pine strip flooring, three double radiators, leaded light windows and door to garden, coal effect living flame gas fire in a marble fire surround

#### Kitchen

3.68m x 2.67m (12' 1" x 8' 9") Appointed with wooden fronted wall and base units and drawers, granite effect laminate work surfaces, white ceramic 1 1/2 sink and drainer with a chrome mixer tap, wall tiling between work surface and wall units to two walls, space for range style oven with a Smeg stainless steel extractor canopy above, double glazed rear window, part double glazed side door, wall mounted Vaillant boiler, one wood effect fronted wall and base unit, double radiator, plumbing/space for washing machine and dishwasher, coving, ceiling spotlights

### First Floor

#### Landing

Double glazed leaded light front window, double radiator, exposed wood strip flooring, cornice, chrome ceiling downlights, airing cupboard housing hot water tank, access to loft with light and insulation via an aluminium ladder

#### Bedroom 1

4.49m x 3.53m (14' 9" x 11' 7") Double glazed rear window, double radiator, chrome ceiling downlights, cornice, exposed wood strip flooring, door to:

#### En Suite Shower Room

3.62m including sauna x 1.66m (11' 11" x 5' 5") White low level w.c. and tiled corner shower with a chrome shower and controls, double doors and white shower tray, chrome sink with a chrome mixer tap in a glass top with three white drawers beneath, tiled floor and walls, extractor fan, chrome ladder style towel rail, cornice, ceiling downlights, glass door to sauna with timber clad walls and ceiling, lights and tiled floor

#### Bedroom 2

3.72m x 3.64m (12' 2" x 11' 11") Double glazed leaded light front window, double radiator, cornice, chrome ceiling downlights, exposed wood strip flooring

#### Bedroom 3

2.84m x 2.75m (9' 4" x 9' 0") Double glazed rear window, double radiator, exposed wood strip flooring, cornice, chrome ceiling downlights

### Bathroom

3.04m x 1.85m reducing to 1.31m (4' 4") (10' 0" x 6' 1") White suite of double ended Jacuzzi bath with a wall mounted chrome shower over and two shower screens, white bidet, concealed cistern low level w.c. and wash basin with a white double cupboard beneath, two double glazed side windows, tiled floor and walls, cornice, chrome ceiling downlights, white upright radiator

### Outside

#### Rear Garden

19.34m x 8.46m (63' x 27') Paved terrace, timber shed, lawn area, shrubs, pebble area, side access gate to one side of the house, outside tap

#### Front Garden

Block pavior parking to front for two/three cars, lawn area

#### Council Tax

London Borough of Bromley - Band G