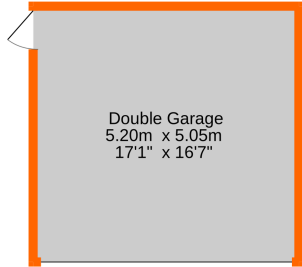
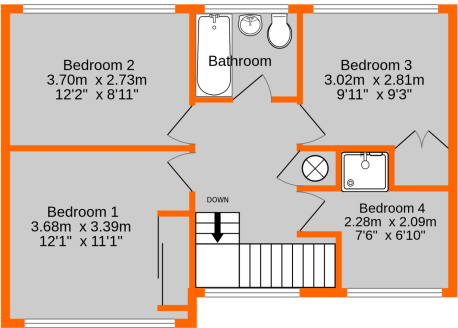


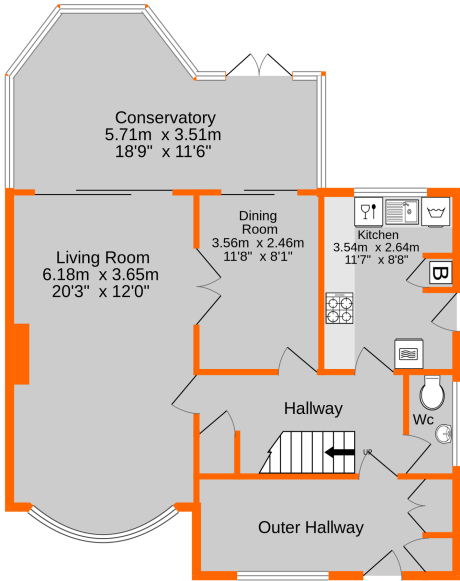
Ground Floor
86.3 sq.m. (929 sq.ft.) approx.



1st Floor
51.6 sq.m. (556 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area Of Property
TOTAL FLOOR AREA : 137.9 sq.m. (1484 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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

1 Tall Elms Close, Bromley, Kent BR2 0TT

Chain Free £750,000 Freehold

- Four Bedroom Detached Home.
- Convenient Highfield Schools.
- 20'3" Double Aspect Living Room.
- Modern Kitchen With Appliances.
- Cul-de-sac Location.
- 0.6 Mile Bromley South Station.
- Conservatory & Dining Room.
- Double Garage & Parking.

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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For further details please visit our website - www.proctors.london



George Proctor & Partners trading as Proctors

1 Tall Elms Close, Bromley, Kent BR2 0TT

CHAIN FREE four bedroom detached house, in this CUL-DE-SAC position, about 0.6 of a mile from Bromley South Station and High Street and within WALKING DISTANCE of the SOUGHT AFTER HIGHFIELD INFANT and JUNIOR schools and bus services on Westmoreland Road. Off the hallway are the cloakroom and the 20' 3" double aspect living room, which has double glazed patio doors to the double glazed conservatory. The dining room also has double glazed patio doors to the conservatory and the kitchen is appointed with dark grey fitted wall and base units and drawers and various integrated appliances. The main bedroom has mirror fronted fitted wardrobes and the third bedroom has a built in double wardrobe. The fourth bedroom has a tiled shower with an Aqualisa chrome shower. White suite bathroom, gas fired heating with radiators and double glazing. 50' x 41' (max) rear garden with shaped lawn and various shrub borders. Double garage with electric up and over door, approached via a brick pavior shared drive and metal gates between numbers one and three Tall Elms Close.

Location

Tall Elms Close is off Deepdale Avenue, which is off Westmoreland Road. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Local schools include Highfield and Pickhurst Infant and Juniors and Ravensbourne Secondary school. Bus services pass along Westmoreland Road. Bromley High Street with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London, is about 0.6 of a mile away.



Ground Floor

Entrance

Via front door to Outer Hallway 4.37m x 1.97m (14' 4" x 6' 6") with tiled floor, double glazed front window, coving, radiator, dado rail, ceiling downlights, double coat cupboard and storage cupboard, glazed door to:

Hallway

4.20m x 2.05m (13' 9" x 6' 9") Tiled floor, radiator with cover, coving, understairs cupboard with light, electric and gas meters, consumer unit

Cloakroom

2.03m x 0.88m (6' 8" x 2' 11") Double glazed side window, concealed cistern low level w.c., tiled walls, wash basin, tiled floor

Living Room

6.18m plus bay x 3.65m (20' 3" x 12' 0") Double glazed front bay window, three double radiators, coving, stone effect fireplace with re-constituted slips and hearth, double glazed patio doors to conservatory, double doors to:

Dining Room

3.56m x 2.46m (11' 8" x 8' 1") Coving, radiator, double glazed patio doors to conservatory

Double Glazed Conservatory

5.71m x 3.51m (max) reducing to 2.34m (7' 8") (18' 9" x 11' 6") Double glazed windows to three sides and double glazed doors to garden, tiled floor

Kitchen

3.54m x 2.64m (11' 7" x 8' 8") Dark grey fitted wall and base units and drawers, Blanco stainless steel 1 1/2 sink and drainer with a chrome mixer tap, granite effect work surfaces, Cooke and Lewis four ring gas hob with a Cooke & Lewis extractor unit above, Bosch electric oven, tall fridge/freezer, Bosch washing machine, integrated Beko dishwasher, double glazed rear window, part double glazed side door, coving, white part tiled walls, wood effect flooring, serving hatch to dining room

First Floor

Landing

Double glazed front window over staircase, airing cupboard with slatted shelves housing hot water tank, radiator, access to loft via aluminium ladder, insulation

Bedroom 1

3.68m including wardrobes x 3.39m (12' 1" x 11' 1") Double glazed front window, radiator, mirror fronted fitted wardrobes with two sliding doors, coving

Bedroom 2

3.7m x 2.73m (12' 2" x 8' 11") Double glazed rear window, radiator, coving

Bedroom 3

3.02m x 2.81m (9' 11" x 9' 3") Double glazed rear window, coving, radiator, built in double wardrobe with double cupboard above

Bedroom 4

2.28m plus door recess x 2.09m plus tiled shower (7' 6" x 6' 10") Tiled shower with an Aqualisa chrome shower and white shower tray, radiator, coving, double glazed front window

Bathroom

2.13m x 1.68m (7' 0" x 5' 6") Double glazed rear window, tiled walls, shaver point, white suite of bath with a chrome mixer tap/hand shower and wash basin with a chrome mixer tap and a double cupboard beneath, concealed cistern low level w.c., radiator, ceiling spotlights

Outside

Double Garage

5.20m x 5.05m (17' 1" x 16' 7") Approached via metal gates with brick pavior shared driveway, outside tap, electric up and over door, side double glazed door to garden, power point

Rear Garden

15.45m x 12.46m reducing to 7.60m (25') (50' x 41') Shaped lawn, shrub borders, metal gate to shared driveway, paved terrace to one corner of the garden, side access with two metal gates to front, brick pavior terrace off the conservatory

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