

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	86	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Park Langley Office - 020 8658 5588

11 Rosemere Place, Bromley BR2 0AS

Offers in Excess of £1,000,000 Freehold

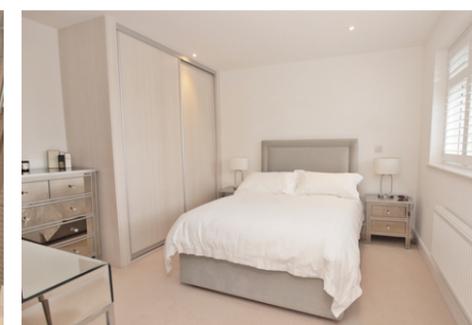
- Fabulous four bedroom modern house
- Near Highfield Primary and Junior Schools
- Wonderfully spacious kitchen/dining room
- Beautiful family bathroom and en suite
- Immaculate presentation and landscaped garden
- Large front garden with garage and parking
- Impressive sitting room with bay window
- Amtico flooring and plantation shutters

11 Rosemere Place, Bromley BR2 0AS

Contact our Park Langley office to view this FANTASTIC MODERN DETACHED HOUSE with immaculate accommodation and beautifully landscaped garden, all presented to show home condition. With an additional area of front garden having ample parking and detached garage, this property has an exceptional plot with plenty of space for a growing family. Stunning and spacious accommodation over two floors with impressive sitting room and large open plan kitchen/dining room having double doors to garden. Four good bedrooms on first floor plus immaculate family bathroom with shower, en suite to main bedroom and cloakroom to ground floor. All the benefits of a modern property in turn-key condition with plantation shutters, attractive Amtico flooring and magnificent fitted kitchen/breakfast room.

Location

Rosemere Place is a quiet cul-de-sac off Kingswood Avenue. Schools in the vicinity include the sought after Highfield Infant and Juniors and Langley Park Primary and Secondary schools. Shortlands station is less than a mile away with shops in Shortlands Village and there are also local shops at the junction of Westmoreland Road and Pickhurst Lane. Bromley High Street, with The Glades Shopping Centre and Bromley South Station, is just under a mile away.



Ground Floor

Entrance Hall

4.72m x 3.25m max (15'6" x 10'8") includes cupboard beneath stairs, Amtico flooring, radiator, front door with glazed inserts

Cloakroom

2.28m x 1.54m (7'6" x 5'1") spacious with Roca low level wc having concealed cistern, mounted wash basin with mixer tap, wall tiling and matching floor tiling, radiator, downlights, extractor fan, double glazed window

Sitting Room

5.8m max x 4.44m max (19'0" x 14'7") Amtico flooring, downlights, two radiators, wide bay with double glazed windows to front

Large Kitchen/Dining Room

7.82m max x 4.13m max (25'8" x 13'7") KITCHEN with ample base cupboards and drawers beneath quartz work surface having drainer for stainless steel sink with mixer tap, full height shelved cupboards beside integrated Neff fridge and freezer, further integrated Bosch appliances including washing machine and dishwasher, combination microwave and electric double oven (cupboard beside space for washing machine could provide space for tumble dryer), inset 5-ring Bosch gas hob with Elica extractor hood above, matching eye level units, cupboard concealing wall mounted Ideal Logic gas boiler, double glazed window to rear, tiled floor extending to DINING AREA with space for table and sofa, two radiators, full height double glazed windows with plantation shutters beside doors to garden

First Floor

Landing

2.89m max x 2.28m max (9'6" x 7'6") plus airing cupboard with slatted shelf above Tribune pressurised hot water cylinder, radiator, trap to loft, double glazed window

Bedroom 1

3.53m x 3.5m (11'7" x 11'6") plus recess by door, includes fitted double wardrobe with sliding doors, radiator beneath double glazed window to rear with fitted plantation shutters

En Suite Shower Room

2.4m x 1.28m (7'10" x 4'2") beautifully appointed with large tiled shower cubicle having sliding door and Aqualisa controls, Roca white low level wc with concealed cistern, wash basin with mixer tap having cupboard beneath, wall tiling with large mirror above basin plus shaver point, chrome heated towel rail, tiled floor, double glazed window to rear with plantation shutter

Bedroom 2

3.93m x 3.13m (12'11" x 10'3") to include fitted wardrobes providing hanging, shelves and drawers, radiator beneath double glazed window to front with plantation shutters

Bedroom 3

3.55m x 2.56m (11'8" x 8'5") plus large recess by door, radiator beneath double glazed window to rear with plantation shutters

Bedroom 4

3.81m x 2.33m (12'6" x 7'8") currently used as study with Amtico flooring, radiator beneath double glazed window to front with plantation shutter

Family Bathroom

2.66m x 2.39m max (8'9" x 7'10") beautifully appointed with panelled bath having wall mounted controls for mixer tap and hand shower, tiled shower cubicle with hinged door and Aqualisa controls, Roca white low level wc with concealed cistern, wash basin with mixer tap having drawers beneath, tiled walls with large mirror plus shaver point, chrome heated towel rail, tiled floor, extractor fan, double glazed window to side with plantation shutter

Outside

Front Garden

about 21m x 12.15m (69ft x 40ft) large area of paved driveway providing excellent parking for several cars, L-shaped lawn with gravelled area behind garage

Garage

6.23m x 3.27m (20'5" x 10'9") larger than average with electrically operated up and over door, power and light, eaves storage, door to side

Rear Garden

9.9m x 11.1m (32'6" x 36'5") recently landscaped and neatly maintained with full width paved terrace surrounding circular lawn and stepping stone path to paved sun trap, planted areas to sides and rear with pleached trees, gravelled area beside house and gated side access, water tap

Additional Information

Council Tax

London Borough of Bromley - Band G