



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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



Eaves Storage Sq.M Not Included In Total Approx Floor Area  
**TOTAL FLOOR AREA : 344.7 sq.m. (3710 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

## 32 Bromley Common, Bromley, Kent BR2 9PD

### £1,399,000 Freehold

- Substantial About 3710 Sq Ft Home.
- Three Generous Reception Rooms.
- Three White Bathrooms (One Ensuite).
- 160' South West Facing Garden.
- Five Double Bedroom Semi Detached.
- 22' 1" x 14' Kitchen/Breakfast Room.
- Home Office & Conservatory.
- Parking To Front Several Vehicles.

**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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## 32 Bromley Common, Bromley, Kent BR2 9PD

Splendid five DOUBLE BEDROOM, SUBSTANTIAL (ABOUT 3710 Sq Ft) semi detached family home, having accommodation over three floors, enjoying an ATTRACTIVE 160' x 57' SOUTH WEST FACING REAR GARDEN backing onto fields and situated about 0.7 of a mile from Bromley South station and High Street, which are within walking distance. This property has extremely generous rooms and offers an abundance of character with wood block parquet flooring to the three superb reception rooms. Off the 22'1 x 14' kitchen/breakfast room, which has light oak fronted fitted units and drawers, granite work surfaces and Neff appliances, are the utility room and the conservatory. There are three white suite bathrooms (one en-suite) and two cloakrooms. The former garage is now a home office, which along with one of the cloakrooms and the kitchenette, could be altered to become a self contained annexe (subject to the necessary consents). The paved front garden provides ample parking for about 10 vehicles. The rear garden has a paved and timber decked terrace with steps down to the garden laid mainly to lawn, with various shrub borders and trees, a fish pond and three garden sheds. We highly recommend a viewing of this family home to fully appreciate the fabulous accommodation and convenient location to Bromley town centre.

### Location

This property is in the section of Bromley Common between Hayes Lane (Bromley) and the roundabout at the junction of Crown Lane. Bromley High Street is about 0.7 of a mile away with a range of amenities including The Glades shopping Centre and Bromley South station with fast (about 18 minutes) and frequent services to London Victoria. Local schools include Ravensbourne Secondary school and Raglan Primary School. Bus services pass along Bromley Common. Junction 4 of the M25 can be accessed via Bromley Common and the A21.



### Ground Floor

#### Entrance

Via enclosed porch with part double glazed door, leaded light double glazed front and side windows and part glazed leaded light front door to:

#### Reception Hallway

6.08m x 5.08m (19' 11" x 16' 8") Wood block parquet flooring in a herringbone design, double glazed front window, leaded light front windows either side of the door, painted panelling up to the plate rail, comice, condensing gas burning stove with a white painted fire surround, staircase to first floor

#### Cloakroom

2.48m x 1.03m (8' 2" x 3' 5") Double glazed side window, white low level w.c., wash basin with a chrome mixer tap and double cupboard beneath, wood block parquet flooring, understairs cupboard housing gas and electric meters

#### Dining Room

5.78m into bay x 4.85m into alcoves (19' 0" x 15' 11") Double glazed front bay window, picture rail, comice, wood block flooring in a herringbone design, dual fuel stove in a marble fireplace surround with a granite hearth, chrome upright radiator

#### Living Room

6.34m into bay x 4.85m into alcoves (20' 10" x 15' 11") Glazed double doors and windows to rear bay, picture rail, comice, wood block flooring in a herringbone design, coal effect gas fire with a limestone fire surround, tiled slips and a granite hearth, chrome upright radiator

#### Kitchen/Breakfast Room

6.72m x 4.27m (22' 1" x 14' 0") Two double glazed side windows, glazed double doors to conservatory, glazed door to utility room, appointed with light oak fronted fitted wall and base units and drawers, granite work surfaces and upstand, white ceramic double sink with a chrome mixer tap, space for range style oven with a Neff extractor unit in a canopy, integrated Neff dishwasher, Neff stainless steel microwave and Neff fridge, engineered oak flooring, comice, ceiling downlights, breakfast bar

#### Conservatory

9.54m x 2.42m (31' 4" x 7' 11") Double glazed double doors and windows to rear, radiator, tiled floor

#### Utility Room

2.31m x 2.11m (7' 7" x 6' 11") Double glazed rear window, space for washing machine and tumble dryer, three wall units, tiled floor, wall mounted Vaillant boiler

#### Side Walk Way

4.14m x 1.61m (13' 7" x 5' 3") Double glazed front windows, part double glazed

### Kitchenette

2.74m x 2.03m plus recess (9' 0" x 6' 8") Double glazed rear and side window, access to loft, double radiator, stainless steel sink and drainer with a chrome mixer tap, double base unit beneath, ceiling downlights, door to home office and to:

### Cloakroom

1.63m x 0.83m (5' 4" x 2' 9") White low level w.c. and corner wash basin with a chrome mixer tap with a cupboard beneath, extractor fan

### Home Office/Former Garage

5.71m x 2.96m (18' 9" x 9' 9") Double glazed front and side windows, two double glazed Velux windows, two double radiators, floor boards, chrome ceiling downlights

### First Floor

#### Landing

5.46m x 3.26m reducing to 0.89m (2' 11") (17' 11" x 10' 8") Double glazed part stained glass leaded light side window, linen cupboard with slatted shelves, double radiator, picture rail, staircase to second floor

#### Bedroom 1

5.42m x 4.40m plus wardrobes (17' 9" x 14' 5") Double glazed rear window, exposed floor boards, comice, double radiator, three double and three single fitted wardrobes to one wall, door to:

#### En Suite Bathroom

3.54m x 3.4m (11' 7" x 11' 2") Two double glazed rear windows, roll top style bath with claw and ball feet and a chrome mixer tap/hand shower, two pedestal wash basins, low level w.c., walk in tiled shower with a chrome shower and hand shower and two glass screens, tiled floor, part tiled walls, small chrome ladder style radiator

#### Bedroom 2

5.88m into bay x 4.87m into alcoves (19' 3" x 16' 0") Double glazed front bay window with storage bench seat, exposed floor boards, comice, double radiator, cast iron fireplace with a tiled hearth and wooden fire surround

#### Bedroom 3

5.14m reducing to 4.04m (13' 3" x 13' 3") x 4.95m (16' 10" x 16' 3") Two double glazed front windows, double radiator, comice

#### Bathroom

2.88m x 2.36m (9' 5" x 7' 9") Double glazed rear window, white suite of double ended bath with a chrome mixer tap/hand shower, wash basin with a chrome mixer tap having a double cupboard beneath and tiled shower with a chrome shower and hand shower with glass screens, chrome ladder style radiator

### Separate WC.

1.39m x .94m (4' 7" x 3' 1") Double glazed side window, white low level w.c. and wash basin

### Second Floor

#### Second Floor Landing

Double glazed side Velux window, access door to loft space/eaves storage

#### Bedroom 4

7.63m plus wardrobes and eaves area x 2.74m (25' 0" x 9' 0") Double glazed Velux window, double radiator, door to eaves storage, access to loft space, four double fitted wardrobes with three double and a single high level storage cupboards above to one wall

#### Bedroom 5

3.89m x 3.43m plus dormer (12' 9" x 11' 3") Double glazed rear dormer window, radiator

#### Bathroom

3.81m x 2.39m reducing to 1.45m (4' 9") plus dormer (12' 6" x 7' 10") Double glazed rear dormer window, white suite of shaped shower/bath with a chrome wall mounted shower and chrome mixer tap to one end, radiator, white pedestal wash basin and low level w.c., tiled walls to two sides of the bath

### Outside

#### Rear Garden

48.78m x 17.40m (160' x 57') Paved terrace and decked terrace to rear of house, water tap, two timber sheds, steps from terrace down to concrete terrace, laid mainly to lawn, further shed, pond, shrub borders and trees, timber decked path to far end of one side of garden to further lawn, apple tree, two Pampas grass, garden backs onto fields

#### Front Garden

### Additional Information

#### Council Tax

London Borough of Bromley - Band G