

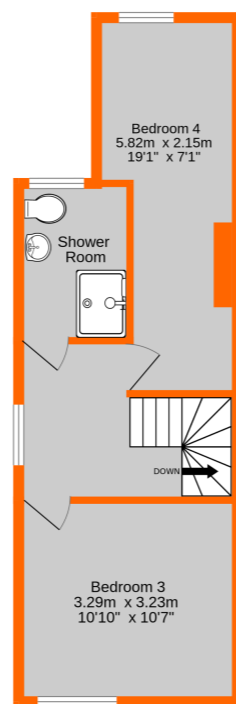
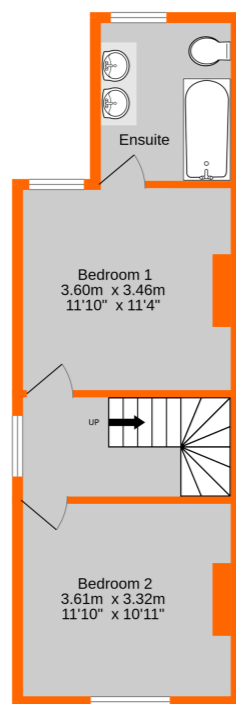
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		63
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
46.0 sq.m. (495 sq.ft.) approx.

1st Floor  
36.5 sq.m. (392 sq.ft.) approx.

2nd Floor  
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA : 119.2 sq.m. (1284 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

90 Newbury Road, Bromley, Kent BR2 0QW

**£580,000 Freehold**

- Four Bedroom Semi Detached.
- Delightful 16' 8" Living Room.
- Three Bath or Shower Rooms.
- Convenient Number Primary Schools.
- 0.3 Mile Bromley South Station.
- Kitchen With Integrated Appliances.
- Separate Dining Room.
- 54' (max) Paved Rear Garden.

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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## 90 Newbury Road, Bromley, Kent BR2 0QW

Splendid extended four bedroom Victorian semi detached family home, situated in this no through road, near St Mark's Primary school and within walking distance of Bromley High Street, about 0.3 of a mile away, with an extensive range of shops, restaurants, The Glades Shopping Centre and Bromley South station, with fast (about 18 minutes) and frequent services to London. Delightful 16' 8" living room with a cast iron fireplace and the dining room is open plan to the kitchen, which is beautifully appointed with white fitted wall and base units and drawers, wood strip effect work surfaces and various integrated kitchen appliances. Beyond the kitchen is a lobby with a door to the white suite bathroom. There are two double bedrooms to the first floor, with bedroom one having a white en-suite suite bathroom with twin sinks. The good size loft conversion provides two further bedrooms and a white suite shower room. Gas fired heating with radiators and double glazing. The 54' (max) rear garden is paved with shrubs and an apple tree.

### Location

Newbury Road is a crescent with Aylesbury Road off Westmoreland Road. Bromley High Street is about 0.3 of a mile away with an excellent range of amenities including The Glades shopping centre, various restaurants and coffee shops, The Churchill Theatre and Bromley South station, with fast (about 18 minutes) and frequent services to London. Local schools include St Mark's Primary, Ravensbourne Secondary, Harris Primary Academy and Highfield Infant and Juniors. Bus services pass along Westmoreland Road. Church House Gardens can be accessed off Ravensbourne Road.



### Ground Floor

#### Entrance

Via front door to side of property to:

#### Living Room

5.08m x 3.60m into alcoves reducing to 2.80m (9' 2") (16' 8" x 11' 10") Double glazed front window, cornice, double radiator, cast iron fireplace with a white painted wooden fire surround, wood effect laminate flooring, two under stairs storage cupboards one housing the electric meter and one having a door to a shallow cellar, door to:

#### Dining Room

3.60m into alcoves x 3.46m (11' 10" x 11' 4") Double glazed rear window, wood effect laminate flooring, staircase to first floor, coving, shelved double cupboard, double radiator, opening to:

#### Kitchen

3.01m x 2.31m (9' 11" x 7' 7") White fitted wall and base units and drawers, wood strip effect laminate work surface, wall tiling between wall units and work surface, stainless steel, 1 1/2 sink and drainer with a chrome mixer tap, double glazed side window, wall unit housing the Ideal boiler, tall storage unit, integrated Lamona electric oven and Lamona gas hob with a stainless steel extractor canopy above, Lamona microwave, slimline Lamona dishwasher, plumbing/space for washing machine, ceiling downlights, doorway to:

#### Lobby

1.30m x 0.93m (4' 3" x 3' 1") Storage cupboard, tiled floor, part double glazed door to garden, door to:

#### Bathroom

2.74m x 2.19m (9' 0" x 7' 2") White suite of bath with a chrome mixer tap/hand shower, pedestal wash basin, low level w.c. and tiled shower with a white shower tray, sliding door and glass screens, tiled walls and floor, double glazed rear window, two chrome ladder style radiators, ceiling downlights

### First Floor

#### Landing

Staircase to second floor, double glazed side window

#### Bedroom 1

3.60m into alcoves x 3.46m (11' 10" x 11' 4") Double glazed rear window, double radiator, coving, door to:

#### En Suite Bathroom

2.74m x 2.32m (9' 0" x 7' 7") White suite of bath with a chrome wall mounted shower, low level w.c. and twin sinks both having a chrome mixer tap with two double cupboards and four drawers beneath, double glazed rear window, coving, white ladder style radiator, double radiator

#### Bedroom 2

3.61m into alcoves x 3.32m (11' 10" x 10' 11") Double glazed front window, double radiator, coving

### Second Floor

#### Second Floor Landing

Double glazed side window, skylight window, wood effect laminate flooring

#### Bedroom 3

3.29m x 3.23m (10' 10" x 10' 7") Double glazed front window, ceiling downlights, radiator, wood effect laminate flooring

#### Bedroom 4

5.82m x 2.15m reducing to 1.55m (5' 1") (19' 1" x 7' 1") Double glazed rear window, wood effect laminate flooring, ceiling downlights, radiator

#### Shower Room

2.40m x 1.51m (7' 10" x 4' 11") Double glazed rear window, white low level w.c., pedestal wash basin with a chrome mixer tap, tiled shower with a white shower tray and sliding door, tiled walls and floor, chrome ladder style radiator, ceiling downlights

### Outside

#### Rear Garden

16.50m reducing to 9.18m (30') x 4.87m (54' x 16') Backing onto railway with a paved terrace, outside tap, apple tree, shrubs, side access gate to front

### Additional Information

#### Council Tax

London Borough of Bromley - Band E