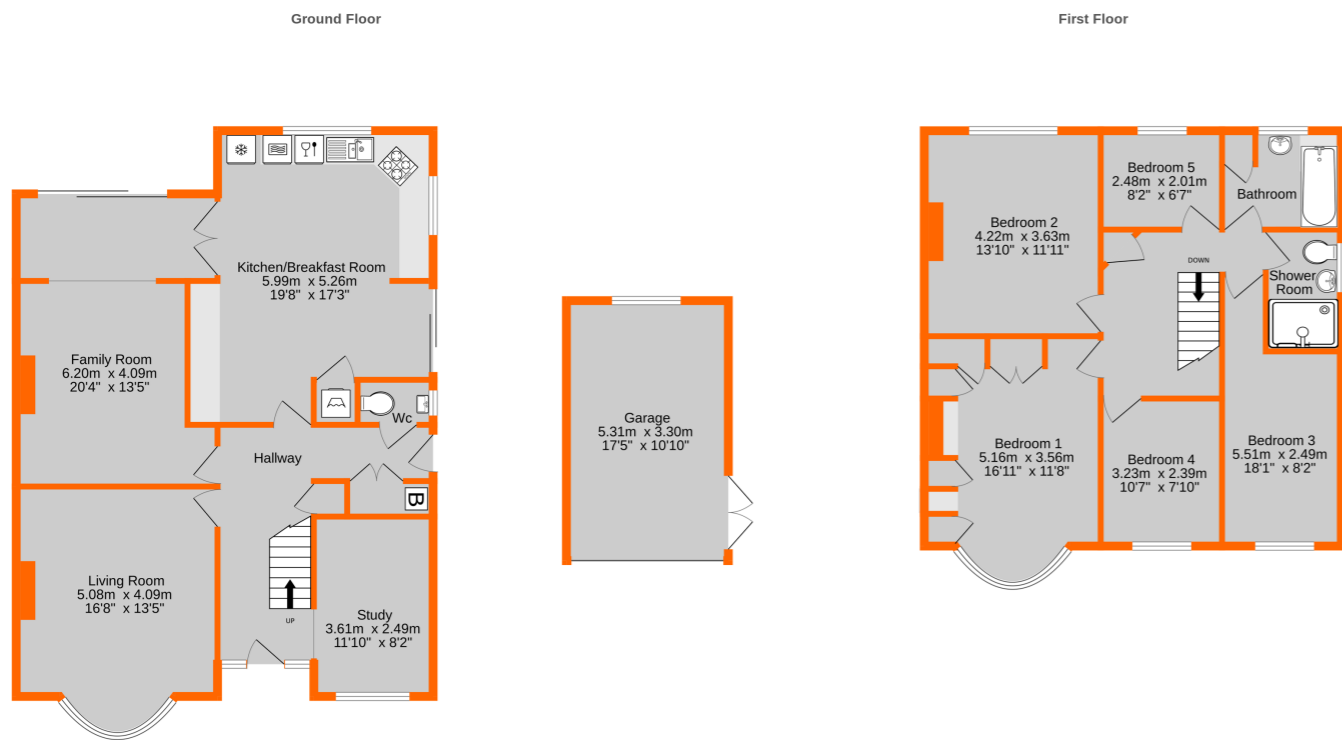


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Garage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 167.1 sq.m. (1799 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

## 48 Cumberland Road, Bromley, Kent BR2 0PW

### £895,000 Freehold

- Five Bedroom Semi Detached.
- Splendid Extended Family Home.
- Large Corner Plot.
- Two Reception Rooms & Study.
- Short Walk Highfield Schools.
- Large Kitchen/Breakfast Room.
- Garage & Parking 3/4 Cars.
- Bathroom, Separate W.C & Shower Room.



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](http://www.proctors.london)

## 48 Cumberland Road, Bromley, Kent BR2 0PW

Splendid five bedroom 1930's semi detached family home set on a large corner plot, a short walk from the sought after Highfield Infant and Junior schools. Fabulous 19'8" x 17'3" bright and spacious kitchen breakfast room, living room with bay window and real flame gas fire, extended family room with patio doors overlooking the garden, and connects through to the kitchen. Separate study and downstairs white suite cloakroom. To the first floor are five bedrooms with the two main bedrooms having fitted wardrobes, white suite family bathroom and separate w.c, separate shower room. The landing is spacious with access to the large loft. Gas fired heating with radiators and double glazing where listed. Outside the private rear and side garden are lined with mature trees and shrubs, two paved terraces and lawn area. Detached garage and bloc paved driveway for three/four cars. Further scope to extend (S.T.P.P.)

### Location

This property is on a wide corner plot on the corner of Cumberland and St Mary's Avenue. Local schools include the popular Highfield Infant and Juniors. Bus services pass along Cumberland Road and St Mary's Avenue to Shortlands and Bromley High Street, with The Glades Shopping Centre and Bromley South Station, about 0.8 of a mile away. Shortlands Station is also about 0.8 of a mile away with great transport links into London. There are local shops at the junction of Westmoreland Road and Pickhurst Lane.



### Ground Floor

#### Entrance Hall

5.1m x 1.87m (16' 9" x 6' 2") Glazed door to hall with leaded light stained glass windows to side, coved cornice, radiator, engineered wooden flooring, double understair storage cupboard housing Ideal boiler, glazed door to side, second radiator, dado rail, double door opening to:

#### Study

3.6m x 2.49m (11' 10" x 8' 2") Double glazed window to front, radiator, coved cornice, engineered wooden flooring

#### Living Room

5.09m x 4.09m (16' 8" x 13' 5") Double glazed bay window to front, coved cornice, picture rail, radiator, gas fire with a marble hearth and decorative oak wooden surround, engineered wood flooring

#### Extended Family Room

6.10m x 4.09m (20' 0" x 13' 5") Double glazed sliding doors to garden, coved cornice, picture rail, engineered wooden flooring, radiator, double doors to:

#### Kitchen/Breakfast Room

6m x 5.25m (19' 8" x 17' 3") Dual aspect room with double glazed leaded light windows to side and rear, UPVC sliding doors to side garden Range of white fitted wall and base units, drawer unit, double sink with chrome mixer tap, space for fridge/freezer and dishwasher, integral Neff electric double oven, glass leaded light display cupboard, two radiators, laminate wood flooring, built in storage cupboard having space/plumbing for washing machine with storage above

#### Separate Cloakroom

Glazed window to side, white low level w.c. with push flush, wall hung wash hand basin with chrome mixer tap, 1/2 tiled walls, tiled flooring, coved cornice

### First Floor

#### Landing

Coved cornice, loft access, double radiator, built in corner cupboard with shelving and hanging space

#### Bedroom 1

5.16m x 3.56m (16' 11" x 11' 8") Double glazed bay window to front, coved cornice, built in wardrobes with hanging space and storage, drawer units and shelving above, window seat with storage recess, radiator

#### Bedroom 2

4.21m x 3.61m (13' 10" x 11' 10") Glazed window to rear, coved cornice, double radiator, double built in wardrobe

#### Bedroom 3

5.52m into recess x 2.48m (18' 1" x 8' 2") Double glazed window to front, coved cornice, double radiator

#### Bedroom 4

3.22m x 2.4m (10' 7" x 7' 10") Double glazed window to front, coved cornice, radiator

#### Bedroom 5

2.5m x 2.01m (8' 2" x 6' 7") Double glazed window to rear, coved cornice, radiator

#### Family Bathroom

2.38m x 1.96m (7' 10" x 6' 5") Double glazed window to rear, white panelled bath with chrome mixer tap/hand shower, pedestal wash basin with chrome mixer tap, tiled walls and flooring, double radiator, built in airing cupboard

#### Shower Room

2.45m x 1.39m (8' 0" x 4' 7") Double glazed window to side, walk in shower cubicle, glass sliding door and chrome mounted shower, pedestal wash hand basin with chrome mixer tap, low level .w.c. with push flush, extractor fan, tiled walls and flooring, chrome heated towel rail, radiator

### Outside

#### Rear & Side Garden

Larger than average Corner plot, paved terrace and mature tree and shrub borders, lawn area, side access, second terrace, further lawn area, double doors to garage

#### Detached Single Garage

5.45m x 3.3m (17' 11" x 10' 10") Up and over door, double doors leading to the garden

#### Front Garden

Off street parking for three/four cars with access to the garage

#### Council Tax

London Borough of Bromley - Band F