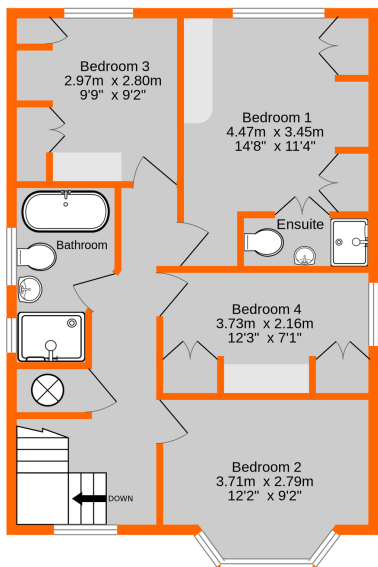
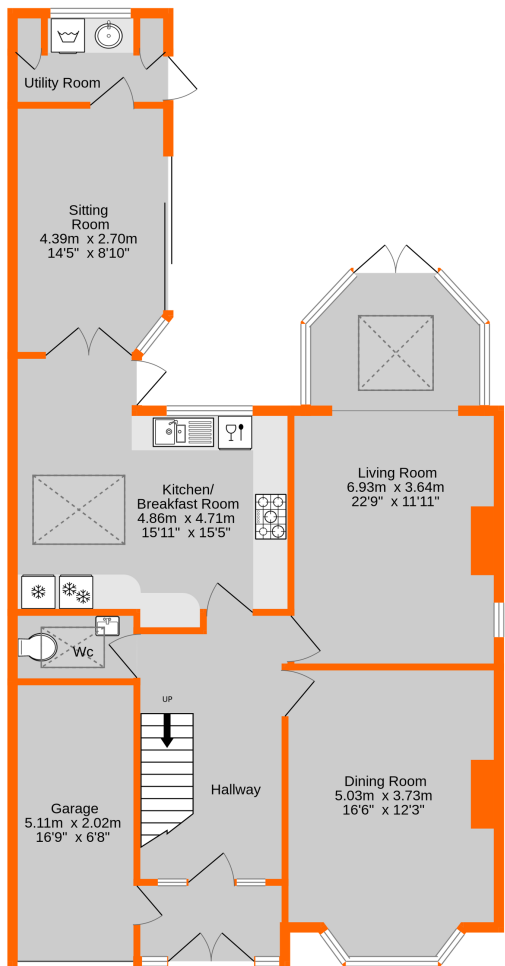


Ground Floor  
104.6 sq.m. (1126 sq.ft.) approx.

1st Floor  
58.2 sq.m. (627 sq.ft.) approx.



TOTAL FLOOR AREA : 162.8 sq.m. (1753 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

44 Kingswood Avenue Kent, Bromley BR2 0NY

£1,075,000 Freehold

- Four Bedroom Detached House.
- Three Reception Rooms.
- White Bathroom With Shower & Bath.
- Utility Room & Cloakroom.
- Walking Distance Highfield Schools.
- 15' x 15' Kitchen/Breakfast Room.
- White Ensuite Shower Room.
- Attractive 100' 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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
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## 44 Kingswood Avenue Kent, Bromley BR2 0NY

Delightful extended four bedroom detached family home in this sought after road within walking distance of the popular Highfield School. Three reception rooms including the superb 22'9" living room and 16'6" dining room and the recently reappointed kitchen/breakfast room having a range of cream units and drawers with quartz work surfaces and having a range of integrated appliances including Miele dishwasher, tall fridge and under counter freezer. Separate utility room with white units and space for washing machine, cloakroom with low level w.c, White suite bathroom with roll top bath and separate shower cubicle with Unichrome by Triton power shower and en suite shower to main bedroom, gas fired heating with radiators, double glazing, attractive 100' x 35' garden with paved terrace, shaped lawn and established shrub borders, garage. Further potential to extend, subject to the usual consents.

### Location

Kingswood Avenue is a sought after road between Hayes Lane (Beckenham) and Kingswood Road. There is a walkway from Kingswood Avenue to South Hill Road, giving access to the popular Highfield Schools. Other local schools include Langley Park Secondary Schools. There are local shops on the corner of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road with routes to Bromley High Street with national stores, The Glades Bromley, The Churchill Theatre and Bromley South Station which is about one and a quarter miles away.



### Ground Floor

#### Enclosed Porch

Leaded light double glazed doors and windows to front, door to garage, part glazed oak front door to:

#### Hallway

4.5m x 2.54m (14' 9" x 8' 4") Two leaded light windows to front, radiator, oak panelling to three walls up to plate rack, coat recess, understairs cupboard with gas and electric meters and fuse box

#### Cloakroom

1.92m x 1.14m (6' 4" x 3' 9") Double glazed skylight window to side, double radiator, low level w.c. and wash basin, tiled floor, part tiled walls

#### Dining Room

5.03m x 3.73m into bay and alcoves (16' 6" x 12' 3") Double glazed leaded light bay window to front, two double radiators, coal effect living flame gas fire (not working) in a brick fireplace, glazed double doors to:

#### Living Room

6.93m x 3.64m into alcoves (22' 9" x 11' 11") Double glazed leaded light double doors and bay window to rear and side, two single and one double radiator, coal effect living flame gas fire in a brick fireplace with quarry tiled hearth, double glazed ceiling lantern

#### Kitchen/Breakfast Room

4.86m x 4.71m reducing to 3.69m (12' 1") (15' 11" x 15' 5") Double glazed window to rear, double glazed Velux window above. Range of cream Shaker style units and drawers with quartz worksurface over, cream resin 1 1/2 bowl sink and drainer with chrome mixer tap, range style double oven with induction hob and stainless steel extractor fan above, integrated Miele dishwasher, Neff tall fridge, under counter freezer and stainless steel microwave, tiled effect vinyl flooring, glazed doors to:

#### Sitting Room

4.39m x 2.70m (14' 5" x 8' 10") Double glazed leaded light patio doors and window to side, radiator

#### Utility Room

2.82m x 1.47m (9' 3" x 4' 10") Double glazed leaded light window to rear and door to side, white units with laminate worksurface over, round sink with chrome mixer tap, space/plumbing for washing machine

### First Floor

#### Landing

Double glazed leaded light window to front, double radiator, cupboard housing the Vaillant boiler and water tank

#### Bedroom 1

3.45m x 4.47m into wardrobes reducing to 3.58 (11' 9") (11' 4" x 14' 8") Double glazed leaded light window to rear, two double fitted wardrobes with three high level cupboards over the bed recess, six drawer dressing table, picture rail, double doors to:

#### En Suite Shower Room

2.42m x 0.74m (7' 11" x 2' 5") White low level w.c. and wash basin, tiled shower with a white shower tray and shower curtain, chrome shower, tiled floor, extractor fan, tiled walls

#### Bedroom 2

3.71m x 2.79m into bay (12' 2" x 9' 2") Double glazed leaded light bay window to front, double radiator, picture rail

#### Bedroom 3

2.97m x 2.8m into wardrobes (9' 9" x 9' 2") Double glazed leaded light window to rear, radiator, fitted double and two single wardrobes plus a matching seven drawer dressing table, picture rail

#### Bedroom 4

3.73m x 2.16m into wardrobes (12' 3" x 7' 1") Double glazed leaded light window to side, double radiator, two double fitted wardrobes with a desk and cupboards, three drawers and three high level cupboards above, picture rail

#### Bathroom

3.10m x 1.76m (10' 2" x 5' 9") Two double glazed leaded light windows to side, White suite comprising of a freestanding roll top bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., heated chrome towel rail, tiled shower cubicle with a Unichrome by Triton shower and hand shower, glass door and screen, tiled walls and floor

### Outside

#### Rear Garden

30.48m x 10.67m (100' 0" x 35' 0") Paved terrace with gate and door to front garden, shaped lawn, outside tap and power points, raised bed borders filled with an array of shrubs and plants including Verbena, Lavender and Seedums, timber shed with light and power

#### Garage

5.11m x 2.02m (16' 9" x 6' 8") Double doors to front, light and power

#### Front Garden

Crazy paved driveway with off street parking for two cars, area of lawn with brick pavior edging

### Additional Information

#### Council Tax

London borough of Bromley – Band G. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)