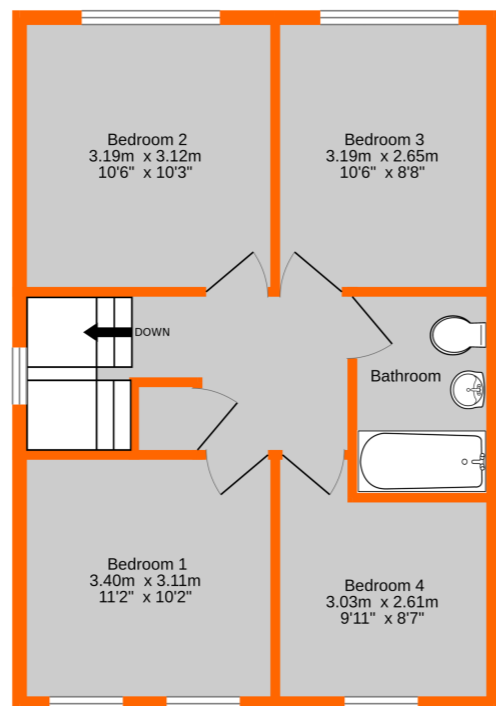
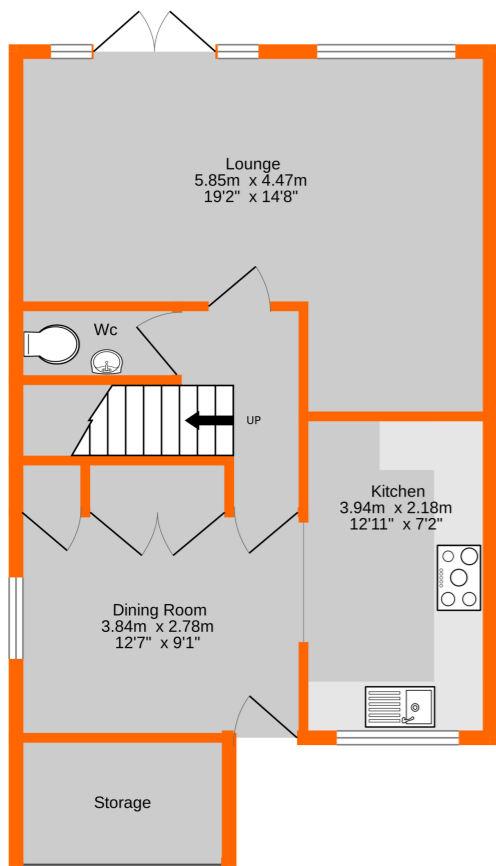


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor
53.3 sq.m. (574 sq.ft.) approx.

1st Floor
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 102.5 sq.m. (1104 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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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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 For further details please visit our website - www.proctors.london



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

10 Cumberland Road, Bromley, Kent BR2 0PG

£675,000 Freehold

- Four Bedroom End Terrace.
- L Shape Living Room
- 0.5 Mile to Bromley South Station.
- 35ft Rear Garden With Side Access.
- Built By Crest Homes.
- Beautifully Fitted Kitchen
- White Cloakroom & Bathroom.
- Near Highfield Infants & Junior School.

10 Cumberland Road, Bromley, Kent BR2 0PG

Beautifully presented throughout is this popular Georgian style four bedroom end of terrace family home, built by Crest Homes, within walking distance of the sought after Highfield schools. The property is located about 0.5 of a mile from Bromley South Station and High Street. L shape 19' 2" x 14' 8" living/family room, beautifully appointed fitted kitchen with white shaker style units and stainless steel range cooker. Open plan dining room with built in storage cupboards and wide plank oak flooring, and separate cloakroom. To the first floor there are four bedrooms and an updated family bathroom with white suite. Gas fired central heating with radiators, double glazing and wide plank engineered oak flooring. The rear garden is around 35ft, laid to lawn with paved patio area and side access, storage area to the front with off street parking on a private driveway for one car.

Location

Cumberland Road is located off Westmoreland Road and runs between the section of Caygill Close and Durham Avenue if approaching Cumberland Road from Westmoreland Road. Bus services including the new Superloop pass along Westmoreland Road with services to Bromley High Street with national stores, The Glades shopping centre, Churchill Theatre, various bar and restaurants, along with Bromley South Station, which is about half a mile away. Local schools include Highfield Infants and Junior Schools and St Mark's Primary School.



Ground Floor

Entrance Hall

UPVc glazed door into

Dining Room

3.84m x 2.78m (12' 7" x 9' 1") Double glazed window to side, double radiator, coved cornice, spotlights, wide plank oak flooring, triple built-in storage cupboards to one wall housing space and plumbing for the washing machine, wall mounted boiler, fuse board and gas meter, open into

Kitchen

3.94m x 2.18m (12' 11" x 7' 2") Double glazed window to front, refitted with range of white Shaker style wall and base units, drawer units, inset sink and chrome mixer tap, quartz work surfaces, range cooker to remain, stainless steel extractor hood over, spotlights, space for American fridge/freezer, integrated dishwasher, decorative tiled splashback, wide plank oak flooring

Separate Cloakroom

White low level wc, wall mounted wash hand basin and chrome mixer taps, vinyl flooring

Lounge/Family Room

5.85m x 4.47m (19' 2" x 14' 8") L shape room with double glazed French doors to rear garden, double glazed window to rear, spotlights, wide plank oak flooring, two radiators

First Floor

Landing

built-in storage cupboard, access to loft with pull down ladder

Bedroom 1

3.4m x 3.11m (11' 2" x 10' 2") Two double glazed windows to front, radiator, wide plank engineered timber flooring

Bedroom 2

3.19m x 3.12m (10' 6" x 10' 3") Double glazed window to rear, radiator, wide plank engineered timber flooring

Bedroom 3

3.19m x 2.65m (10' 6" x 8' 8") Double glazed window to rear, radiator, wide plank engineered timber flooring

Bedroom 4

3.03m x 2.61m (9' 11" x 8' 7") Double glazed window to front, radiator

Bathroom

2.15m x 1.79m (7' 1" x 5' 10") White suite comprising panelled bath with chrome bath shower mixer, wall mounted wash hand basin and chrome tap, low level wc with push flush, radiator, tiled walls and tiled flooring, extractor, shelf, wall mounted mirror

Outside

Front Garden

Paved area for off street parking, lawn and flower beds

Storage Room

Up and over door with storage

Rear Garden

East facing, paved terrace with central lawn, fenced, mature shrubs and flower bed, side access

Additional Information

Council Tax

London Borough of Bromley band E