



Garage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 138.2 sq.m. (1488 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

83 Kingswood Avenue, Bromley, Kent BR2 0NR

Chain Free £850,000 Freehold

- Extended Semi Detached Home.
- Three Reception Rooms.
- 106' South West Facing Garden.
- Convenient Highfield & Harris Primary Schools.
- Four Bedrooms (Three Doubles).
- Bathroom & 2 Shower Rooms.
- Garage & Parking 2 Cars.
- Scope For Loft Extension S.T.P.P.

**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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## 83 Kingswood Avenue, Bromley, Kent BR2 0NR

Handsome, CHAIN FREE extended four bedroom (THREE DOUBLES), semi detached family home in this extremely popular road and in a convenient location for the sought after HIGHFIELD INFANT AND JUNIORS, HARRIS PRIMARY ACADEMY AND LANGLEY PARK SECONDARY schools. This house offers great accommodation for a family and has THREE RECEPTION ROOMS, with the dining room having double doors leading to the 106' south west facing rear garden. Off the inner hallway are the study/breakfast room and the kitchen, which could all be knocked into one large kitchen/breakfast room. There is also a shower room to the ground floor. The extended third bedroom has an en suite shower room and bedrooms one and two have fitted wardrobes. There is a good size bathroom off the landing. Gas fired heating with radiators and double glazing to the majority of the rooms. Attractive rear garden with a paved terrace, laid mainly to lawn with established shrubs and trees. Garage and crazy paved driveway for two cars. The property requires some modernisation and there is potential to extend this property into the loft space, subject to the necessary planning consents.

### Location

Kingswood Avenue is a popular road running between Kingswood Road and Hayes Lane (Beckenham). If approaching from Kingswood Road, this property is on the right hand side. Local schools include the sought after Highfield Infant and Junior schools, Harris Primary Academy and Langley Park Secondary schools. There are local shops at the junction of Westmoreland Road and Pickhurst Lane and also at the junction of Wickham Road and Stone Park Avenue. Shortlands Station (Zone 4) and Shortlands Village are about 0.7 of a mile away. Bromley High Street is about 1.3 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via covered porch with a light and quarry tiled floor, part glazed front door to:

#### Hallway

5.20m x 1.93m (17' 1" x 6' 4") Double radiator, painted timbers to the walls up to the plate rail, two leaded light front windows, under stairs storage cupboard

#### Shower Room

3.29m x 1.36m (10' 10" x 4' 6") Double glazed window to side, white low level w.c. and wash basin, therapy bath with door and chrome mixer tap/hand shower, radiator, coving

#### Living Room

4.71m x 3.80m into alcoves (15' 5" x 12' 6") Double glazed front window, double radiator, picture rail, coving, brick fireplace with a tiled hearth

#### Dining Room

4.74m x 3.35m into alcoves (15' 7" x 11' 0") Glazed double doors and windows to rear, picture rail, coving, double radiator, electric fire to chimney stack

#### Inner Hall

2.38m x 1.35m (7' 10" x 4' 5") Glazed doors to study/breakfast room and kitchen, coving

#### Study/Breakfast Room

3.36m x 2.39m (11' 0" x 7' 10") Double glazed rear window, radiator, coving

#### Kitchen

4.29m x 2.25m (14' 1" x 7' 5") Double glazed side and rear windows, cream fronted fitted wall and base units and drawers, granite effect worksurfaces, wall mounted Worcester boiler, tall larder unit with two sets of double doors, space for cooker, fridge and freezer beneath worksurface, plumbing/space for slimline dishwasher and washing machine, coving, ceiling downlights, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, part double glazed side door, wall tiling between work surface and wall units, ceiling downlights

### First Floor

#### Landing

Split landing either side of staircase, double glazed leaded light side window, picture rail

#### Bedroom 1

4.73m x 3.36m including wardrobes (15' 6" x 11' 0") Double glazed front window, radiator, four double fitted wardrobes to one wall, shelved eaves cupboard, coving

#### Bedroom 2

4.16m x 3.35m into wardrobes and alcoves (13' 8" x 11' 0") Double glazed rear window, double radiator, fitted double wardrobe with double high level cupboard above to each alcove, shallow high level double cupboard to chimney, coving

#### Bedroom 3

4.91m x 2.73m reducing to 2.40m (7' 10") (16' 1" x 8' 11") Two double glazed front windows, radiator, coving, door to:

#### En Suite Shower Room

2.26m x 1.81m (7' 5" x 5' 11") Double glazed side window, white pedestal wash basin and low level w.c., tiled shower with a wall mounted shower, door, screen and shower tray, radiator, coving, part tiled walls

#### Bathroom

3.05m x 2.37m (10' 0" x 7' 9") Double glazed rear window, white suite of bath with a chrome mixer tap/hand shower, low level w.c. and pedestal wash basin, radiator, chrome heated towel rail, tiled walls, access to loft via an aluminium ladder with light, airing cupboard with two doors housing hot water tank

#### Bedroom 4

3.04m x 2.26m (10' 0" x 7' 5") Double glazed rear window, double radiator, coving

### Outside

#### Garage

4.8m x 2.3m (15' 9" x 7' 7") Gas and electric meters, consumer unit, double doors to front, light, power points, door to garden

#### Rear Garden

32.52m x 9.6m (106' x 31') Paved terrace to rear of house, outside tap, concrete path to side of house with gate to front garden, laid mainly to lawn, established shrubs and trees, two timber sheds, the garden tapers to the far end

#### Front Garden

Crazy paved own driveway for two vehicles, lawn area, shrub borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band F. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Electricity, Gas, 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)