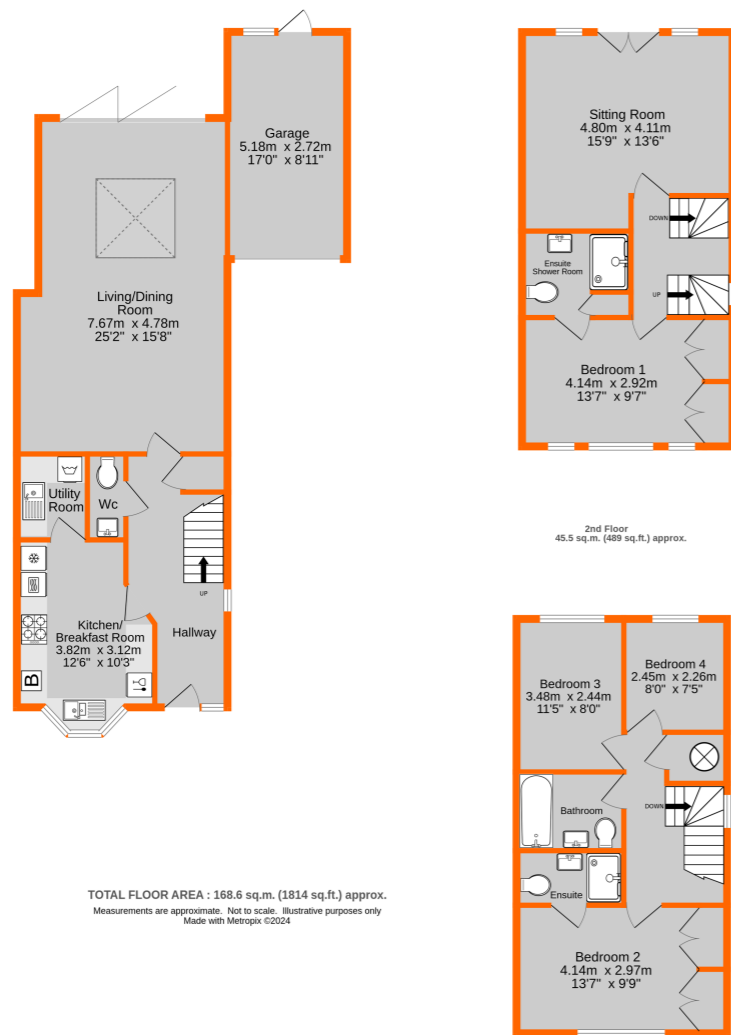


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
77.7 sq.m. (836 sq.ft.) approx.

1st Floor
45.5 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 168.6 sq.m. (1814 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

4 Winchester Close, Bromley, Kent BR2 0PX

£900,000 Freehold

- Four Bedroom Semi Detached.
- Kitchen With AEG Appliances.
- Bathroom & 2 Shower Rooms.
- Garage & Parking 2 Cars.
- Extended 25' 2" Living/Dining Room.
- Built By Rydon Homes 2004.
- Short Walk Highfield Schools.
- Cul De Sac Location.

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



4 Winchester Close, Bromley, Kent BR2 0PX

Impressive four bedroom three storey semi detached house, built by Rydon Homes in 2004, in this cul-de-sac position, about 0.7 of a mile from Bromley South Station and High Street. Short walk from Highfield Infant and Junior schools. Shortlands station (Zone 4) is about 0.9 of a mile away. Superb extended 25' 2" living/dining room with double glazed bi-folding doors to the garden, under floor heating and a ceiling lantern. 15' 9" sitting room to first floor with double glazed doors and Juliette balcony overlooking the garden, delightful kitchen/breakfast room with cashmere colour fitted units, granite work surfaces and integrated AEG appliances, utility room and white suite cloakroom. Bedrooms one and two both have two double built-in wardrobes and a beautifully re-appointed white en suite shower room. Re-appointed white suite family bathroom to the second floor. Gas fired heating with radiators via a Worcester boiler and double glazing. About 60' garden with paved terrace, artificial grass, raised deck area and sloping rockery/shrub bed. Attached garage plus parking for two cars.

Location

Winchester Close is a cul-de-sac off Winchester Road. Local schools include the popular Highfield Infant and Junior schools, St Marks Primary and Harris Primary Academy. Bus services pass along Cumberland Road and Westmoreland Road. Bromley High Street is about 0.7 of a mile away, with The Glades shopping centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Shortlands Station (Zone 4) and shops in Shortlands village are about 0.9 of a mile away.



Ground Floor

Entrance

Via covered porch with front door with glazed insert to:

Hallway

5.92m x 1.98m (19' 5" x 6' 6") Double glazed window to front and side, coving, radiator, under stairs cupboard with storage, light and consumer unit, ceiling downlights, oak flooring, three pull out shelved cupboards under the stairs

Cloakroom

1.94m x 0.86m (6' 4" x 2' 10") White suite of concealed cistern Villeroy and Boch low level w.c., wall mounted wash basin with a chrome mixer tap, radiator, extractor fan, tiled floor, ceiling downlights, part tiled walls

Kitchen/Breakfast Room

3.82m x 3.12m (12' 6" plus bay x 10' 3") reducing to 2.63m (8' 8") Double glazed bay window to front, range of cashmere coloured wall and base units and drawers, granite worksurfaces, Franke inset 1 1/2 bowl stainless steel sink with a chrome mixer tap, granite effect splash backs, concealed lighting beneath wall units, wall unit housing the Worcester boiler, integrated AEG dishwasher, AEG fridge/freezer, AEG stainless steel double oven, AEG gas hob with glass/stainless steel extractor hood above, wine cooler, Amtico flooring, coving, ceiling downlights, double radiator, space for breakfast table, door to:

Utility Room

1.93m x 1.60m (6' 4" x 5' 3") Range of fitted white wall and base units, laminate work surfaces, Franke stainless steel sink and drainer with a chrome mixer tap, space and plumbing for washing machine, extractor fan, ceiling downlights, Amtico flooring, coving

Living/Dining Room

7.67m x 4.78m (25' 2" x 15' 8") reducing to 4.24m (13' 11") A superb extended room with double glazed roof lantern, double glazed bi folding doors to garden, oak flooring with under floor heating, ceiling downlights

First Floor

Landing

Double glazed window to side, radiator, coving, ceiling downlights

Sitting Room

4.80m x 4.11m (15' 9" x 13' 6") reducing to 3.71m (12' 2") Double glazed French doors to rear with Juliette balcony, two double glazed windows to rear, double radiator, coving

Bedroom 1

4.14m x 2.92m (13' 7" plus wardrobes x 9' 7") Three double glazed windows to front, double radiator, two built in double wardrobes, coving, door to:

En Suite Shower Room

2.13m x 2.13m (7' x 7') Double walk in shower with white shower tray, glass screen, chrome wall mounted shower, hand shower and controls, recess with light, Villeroy and Boch wash basin with chrome mixer tap and two drawers beneath, chrome heated towel rail, Villeroy and Boch concealed cistern low level w.c., tiled walls and flooring, storage cupboard with shelving, ceiling downlights, recess with mirror and downlights

Second Floor

Second Floor Landing

Double glazed window to side over staircase, coving, access to loft with aluminium ladder, insulation, part boarded, lights, airing cupboard housing hot water cylinder and storage shelves

Bedroom 2

4.14m x 2.97m (13' 7" plus wardrobes x 9' 9") Double glazed window to front, coving, radiator, two built in double wardrobes, door to:

En Suite Shower Room 2

2.21m x 1.00m (7' 3" x 3' 3") Walk in shower with folding/sliding door, wall mounted chrome controls and shower, white shower tray, Villeroy and Boch wash basin with two drawers beneath and a chrome mixer tap, Villeroy and Boch concealed cistern low level w.c., chrome heated towel rail, shaver point, part tiled walls, tiled floor, ceiling downlights, recess with mirror

Bedroom 3

3.48m x 2.44m (11' 5" x 8' 0") Double glazed window to rear, radiator, coving, ceiling downlights

Bedroom 4

2.45m x 2.26m (8' 0" x 7' 5") Double glazed window to rear, radiator, coving, ceiling downlights

Family Bathroom

2.41m x 1.63m (7' 11" x 5' 4") white double ended bath with wall mounted chrome mixer tap, separate hand shower, Villeroy and Boch wash basin with drawer under, Villeroy and Boch concealed cistern low level w.c., alcove with downlights and shaver point, chrome heated towel rail, tiled walls and floor, ceiling downlights

Outside

Rear Garden

18.30m x 8.18m (60' x 27') Paved terrace, artificial grass, steps up to raised deck area, hot and cold outside tap, door to garage, rockery sloping garden area with shrubs and trees

Garage

5.18m x 2.72m (17' x 8' 11") Up and over door, pitched tiled roof, power points and light, double glazed window to rear, part double glazed door to garden

Additional Information

Maintenance Charge

About £845 April 2023 - March 2024 - To Be Confirmed

Council Tax

London Borough of Bromley - Band G