

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | 74 | |
| (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 | |



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

104a Cumberland Road, Bromley, Kent BR2 0PW

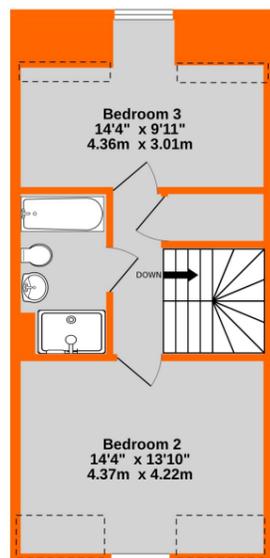
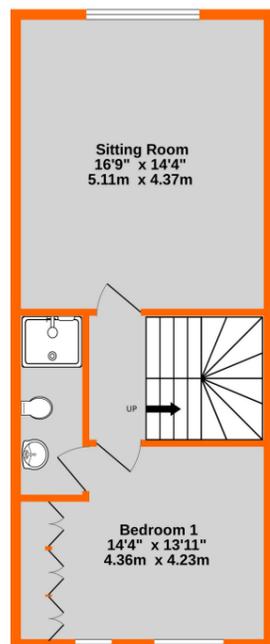
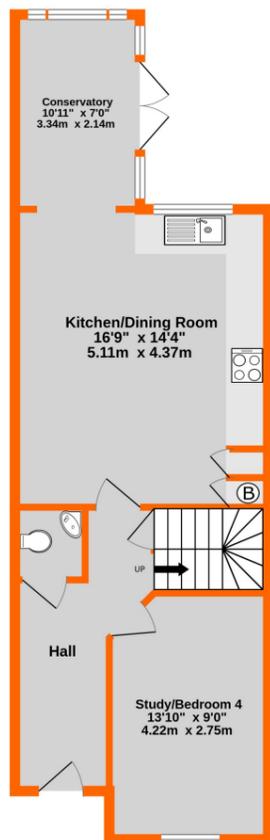
Chain Free £840,000 Freehold

- Three/Four Bedroom Semi Detached.
- 16'9 x 14' 4" Kitchen/Dining Room.
- White Bathroom & En Suite Shower.
- Long 114' Rear Garden.
- Short Walk Highfield Schools.
- Double Glazed Conservatory.
- Study/Bed 4 & Living Room.
- 0.8 Mile Shortlands (Zone 4) Station.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA: 1628sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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104a Cumberland Road, Bromley, Kent BR2 0PW

Deceptive CHAIN FREE, three/four bedroom semi detached family home, enjoying a 114' rear garden and situated a short walk from the SOUGHT AFTER HIGHFIELD Infant and Junior schools. SHORTLANDS STATION (Zone 4) is about 0.8 of a mile away. Accommodation over three floors, with the good proportion 16' 9" x 14' 4" kitchen/dining room having a range of cream fitted units and granite work surfaces. Off this room is the double glazed conservatory, which overlooks the garden. Off the hallway are the cloakroom and the study/fourth bedroom. To the first floor are the 16' 9" x 14' 4" sitting room and the main bedroom, with a range of cream fitted wardrobes and a white en suite shower room. Two further double bedrooms to the second floor and a white suite family bathroom with a bath and tiled shower. Gas fired heating with radiators and double glazing. Rear garden has a paved terrace to the rear of the house and is laid mainly to lawn. Off street parking for two vehicles to the front of the property.

Location

This property is in the section of Cumberland Road between South Hill Road and Valan Leas. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy and Langley Park Secondary schools. There are local shops at the junction of Westmoreland and Pickhurst Lane. Bus services pass along St Mary's Avenue and Cumberland Road with routes to Bromley High Street, about 1 mile away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. Shortlands station (Zone 4) and shops in Shortlands village are about 0.8 of a mile away. South Hill Woods can be accessed off Tootswood Road.



Ground Floor

Entrance

Via covered porch with a light and part double glazed front door to:

Hallway

3.72m x 2.3m reducing to 1.07m (3' 6") (12' 2" x 7' 7")
Double radiator, understairs storage cupboard

Cloakroom

1.25m x 1.20m (4' 1" x 3' 11") White suite of low level w.c. and pedestal wash basin with a chrome mixer tap, part tiled walls, tiled floor

Study/Bedroom 4

4.22m x 2.75m (13' 10" x 9' 0") Double glazed front window, radiator

Kitchen/Dining Room

5.11m x 4.37m (16' 9" x 14' 4") Appointed with cream fronted fitted wall and base units and drawers, granite work surfaces and upstands, Electrolux stainless steel electric oven and a five burner stainless steel gas hob with a stainless steel extractor canopy above, stainless steel splashback behind hob, space for fridge/freezer, plumbing/space for washing machine, tall storage/larder unit with two doors housing the Logik boiler, built in Hoover dishwasher, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, double glazed rear window, double radiator, tiled floor, ceiling downlights, space for dining table, opening to:

Conservatory

3.34m x 2.14m (10' 11" x 7' 0") Double glazed doors to garden and double glazed windows to two sides, tiled floor, double radiator

First Floor

Landing

Staircase to second floor

Sitting Room

5.11m x 4.37m (16' 9" x 14' 4") Double glazed rear window, two radiators, two shelving units

Bedroom 1

4.36m including wardrobes x 4.23m (14' 4" x 13' 11") Two double glazed front windows, radiator, three cream fitted double wardrobes to one wall

En Suite Shower Room

3.19m x 1.17m (10' 6" x 3' 10") Tiled shower with a chrome shower and hand shower, white shower tray and sliding door, white low level w.c. and pedestal wash basin with a chrome mixer tap, tiled floor, part tiled walls, chrome ladder style radiator, ceiling downlights

Second Floor

Second Floor Landing

Deep airing cupboard with a light housing the hot water tank, access to loft via aluminium ladder

Bedroom 2

4.37m x 4.22m (14' 4" x 13' 10") Double glazed front dormer window, radiator

Bedroom 3

4.36m x 3.01m plus 0.86m into dormer (2' 10") (14' 4" x 9' 11") Double glazed rear dormer window, radiator

Bathroom

3.16m x 1.60m reducing to 1.19m (3' 11") (10' 4" x 5' 3") Tiled shower with a white shower tray, chrome shower and hand shower and a sliding door, white low level w.c. and pedestal wash basin with a chrome mixer tap, bath with a chrome mixer tap/hand shower, part tiled walls, tiled floor, chrome ladder style radiator, ceiling downlights, shaver point

Outside

Rear Garden

34.9m x 5.79m (114' x 19') Paved terrace, lawn, outside tap, side access with gate to front

Front Garden

Brick pavior driveway providing parking for two cars, paved path to porch

Addition Information

Council Tax

London Borough of Bromley - Band F. For the current rate visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage