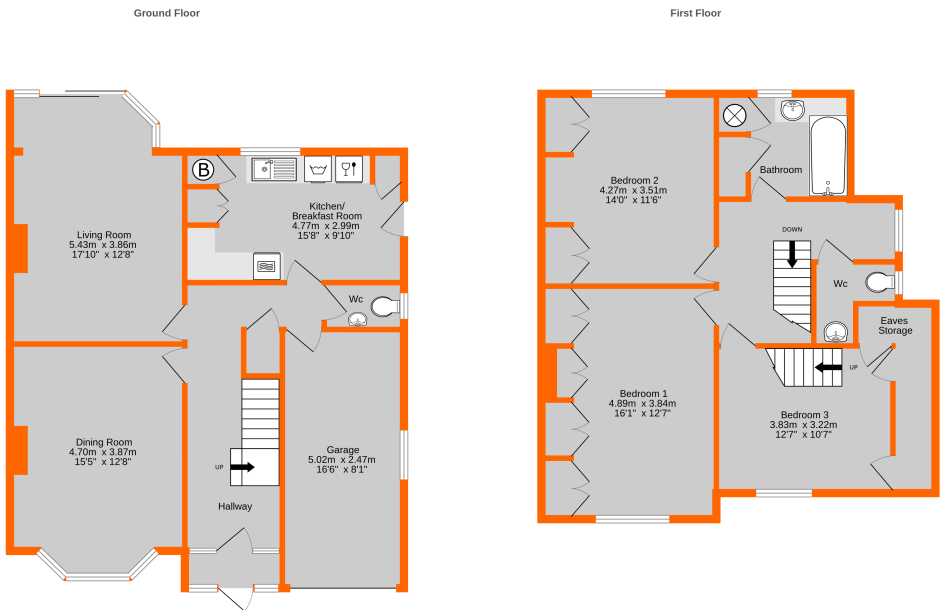
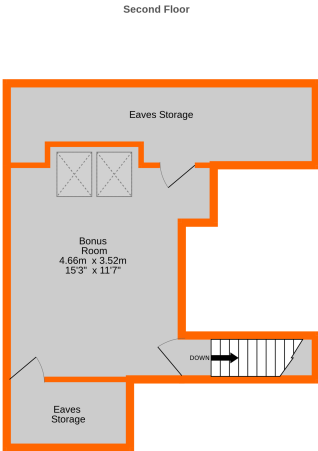


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Garage & Eaves Storage Sq.M Not Included in Total Floor Area  
TOTAL FLOOR AREA : 153.9 sq.m. (1657 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

## 48 Broadoaks Way, Bromley, Kent BR2 0UB

### Chain Free £800,000 Freehold

- Popular Derby Built Semi Detached.
- 15' 8" Kitchen/Breakfast Room.
- Three Bedrooms Plus Bonus Room.
- Garage & Parking One Car.
- Two Generous Reception Rooms.
- Convenient Pickhurst & Highfield Schools.
- Popular Road Being Conservation Area.
- About 72' 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.  
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## 48 Broadoaks Way, Bromley, Kent BR2 0UB

Handsome Chain Free three double bedroom Derby built semi detached family home, situated in this SOUGHT AFTER ROAD, being a conservation area, about one mile from Bromley High Street and Bromley South Station. Local schools include the POPULAR HIGHFIELD AND PICKHURST Infant and Junior schools. The property offers two delightful larger than average reception rooms, the 15' 8" kitchen/breakfast room with wooden fronted units and granite overlaid work surface and a white suite cloakroom off the hallway. The two main bedrooms have fitted wardrobes and from the third bedroom there is a staircase to the bonus room. White suite family bathroom and separate w.c.. Gas fired heating with radiators and double glazing. Attractive 72' rear garden with raised terrace, hedges and steps down to the central lawn with various mature shrub borders. Integral garage and parking for one car. The rear rooms have an outlook over surrounding gardens and beyond.

### Location

Broadoaks Way runs between Westmoreland Road and Pickhurst Park and is a popular residential road being a conservation area. There are local shops within walking distance at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road with routes to Bromley High Street, about one mile away, with The Glades Shopping Centre, The Churchill Theatre, various restaurants and Bromley South station, with fast (about 18 minutes) and frequent services to London. Local schools include the sought after Highfield and Pickhurst Infant and Juniors and Langley Park Secondary schools. South Hill Woods can be accessed at the junction of Westmoreland Road and South Hill Road.



### Ground Floor

#### Entrance

Via enclosed porch with double glazed door and windows and part double glazed door to:

#### Hallway

5.53m x 2.12m (18' 2" x 6' 11") L shape hallway having radiator with a cover, under stairs storage/coat cupboard, double glazed front windows, door to garage

#### Cloakroom

1.49m x 1.01m (4' 11" x 3' 4") Double glazed window to side, white low level .w.c. and wash basin with a cupboard beneath, radiator

#### Living Room

5.43m into bay x 3.86m into alcoves (17' 10" x 12' 8") Good size room overlooking the rear garden, double glazed sliding doors and windows to the rear bay, coving, two radiators with covers, brick fireplace with a quarry tiled hearth

#### Kitchen/Breakfast Room

4.77m x 2.99m (15' 8" x 9' 10") Double glazed window to rear, part double glazed door to garden, range of wooden fronted wall and base units and drawers, plumbing/space for washing machine and dishwasher, space for tumble dryer, built in Neff electric double oven and Neff ceramic hob, louvre fronted storage cupboards housing the Worcester boiler with high level storage cupboard above, granite effect 1 1/2 sink and drainer with a chrome mixer tap, wall tiling between granite overlaid worksurface and wall units, integrated fridge/freezer, ceiling downlights

#### Dining Room

4.7m into bay x 3.87m into alcoves (15' 5" x 12' 8") Double glazed leaded light bay window to front, coving, painted tiled fireplace, radiator with cover

### First Floor

#### Landing

L shape landing with double glazed window to side, radiator with cover

#### Bedroom 1

4.89m x 3.84m (16' 1" x 12' 7") Double glazed leaded light front window, radiator, coving, range of fitted wood effect wardrobes to one wall

#### Bedroom 2

4.27m x 3.51m (14' 0" x 11' 6") Double glazed window to rear overlooking the rear garden and beyond, radiator, coving, two double fitted wardrobes and two double and a single high level cupboards above the bed recess, dressing table with six drawers

#### Bedroom 3

3.83m x 3.22m (12' 7" x 10' 7") Double glazed leaded light window to front, radiator, four eaves storage cupboards, covering, staircase to bonus room

#### Bathroom

2.62m x 2.04m (8' 7" x 6' 8") Double glazed window to rear, built in linen cupboard and airing cupboard housing the hot water tank both having a cupboard above, part tiled walls, chrome towel rail, ceiling downlights, appointed with a Champagne coloured bath with a mixer tap/hand shower and wash basin with a double cupboard beneath

#### Separate W.C.

1.48m x 1.39m reducing to 0.86m (2' 10") (4' 10" x 4' 7") L shape with double glazed side window, radiator, white low level w.c. and wash basin with a chrome mixer tap and cupboard beneath

### Second Floor

#### Bonus Room

4.66m (max) x 3.52m (15' 3" x 11' 7") Two double glazed Velux windows to rear, two eaves storage cupboards

### Outside

#### Front Garden

Crazy paved driveway for one car, lawn area and mature shrub/flower borders

#### Rear Garden

22m x 9.75m (72' x 32') Delightful rear garden with elevated crazy paved terrace to the rear of the property, side access and gate to the front garden, hedges and steps from the terrace down to the garden with shrub/flower borders, central lawn, timber summer house, timber shed and outside tap

#### Integral Garage

5.02m x 2.47m (16' 6" x 8' 1") Single garage with electric up and over door, window to side, door to hallway, consumer unit, electric meter, light and power points

### 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 - 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)