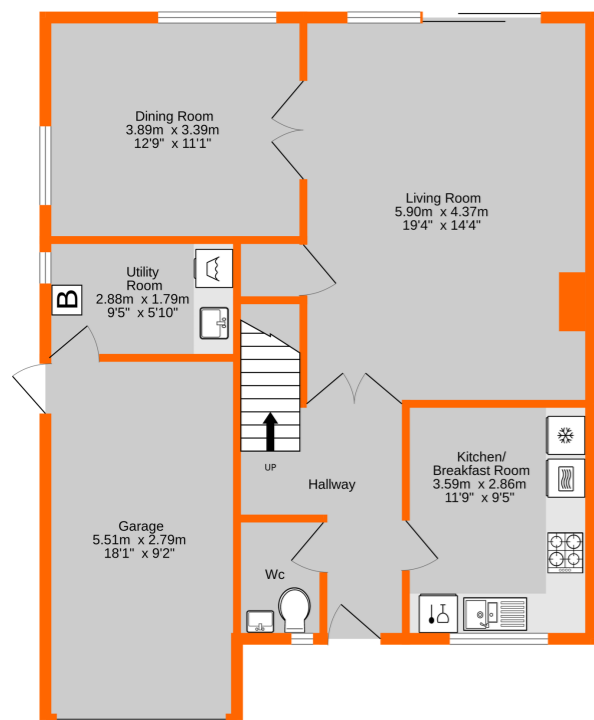


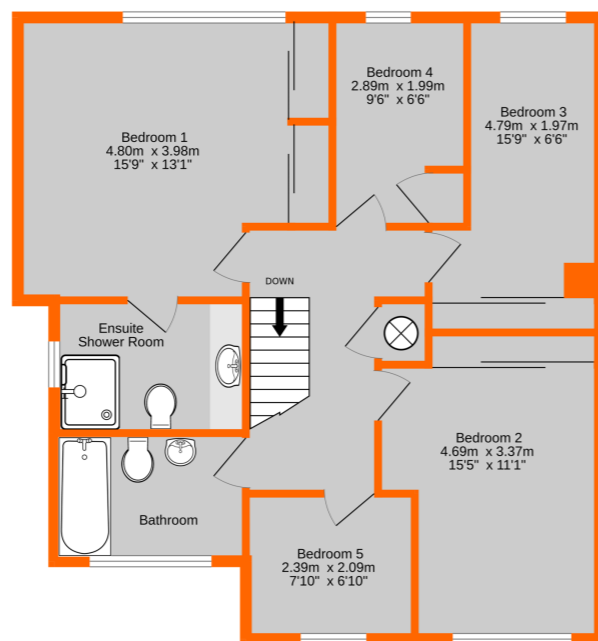
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
82.2 sq.m. (885 sq.ft.) approx.



1st Floor  
77.6 sq.m. (835 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 159.8 sq.m. (1720 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

## 27 Oakham Drive, Bromley, Kent BR2 0XE

### Chain Free £785,000 Freehold

- Five Bedroom Family Home.
- About 0.5 Mile Bromley High Street.
- Bathroom & En Suite Shower Room.
- Garage & Utility Room.
- Cul-de-sac Location.
- Two Reception Rooms.
- Kitchen/Breakfast Room With Appliances.
- Walking Distance Highfield Schools.

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.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 27 Oakham Drive, Bromley, Kent BR2 0XE

CHAIN FREE FIVE BEDROOM end of terrace (of three houses) family home built by Wates, situated in this CUL-DE-SAC POSITION about 0.5 of a mile from Bromley South Station and High Street, within WALKING DISTANCE OF HIGHFIELD INFANT AND JUNIOR SCHOOLS and bus services on Westmoreland Road. Generous 19' 4" x 14' 4" living room having a coal effect gas stove (not tested) and double glazed sliding doors leading to the garden. Off the living room is the separate dining room and there is a cloakroom off the hallway. Kitchen/breakfast room with various built in appliances and space for a breakfast table and off the integral garage is the utility room. Four of the five bedrooms have fitted or built in wardrobes and bedroom five makes an ideal study. The good size main bedroom has an en suite shower room with a wet room style shower and the family bathroom is appointed with a white suite. Gas fired heating with radiators via a Vaillant boiler to the utility room and double glazing. 33' x 29' rear garden with paved terrace and lawn area and parking to the front for two cars. A purchaser of this property will probably want to modernise the bathroom, en suite shower room and cloakroom and possibly the kitchen.

### Location

Oakham Drive is a cul-de-sac position off Stamford Drive and is about 0.5 of a mile from Bromley High Street with The Glades shopping Centre and Bromley South station with fast (about 18 minutes) and frequent services to London Victoria. Local schools include Highfield Infant and Juniors and St. Mark's Primary School. Bus services pass along Westmoreland Road. There are shops at the Junction of Pickhurst Lane and Westmoreland Road.



### Ground Floor

#### Entrance

Via covered porch with tiled floor, light, bin cupboard, cupboard housing electric meter and fuse box and front door to:

#### Hallway

3.59m x 2.39m reducing to 1.19m (3' 11") (11' 9" x 7' 10") Radiator with cover, staircase to first floor, door to garage, wood effect flooring

#### Cloakroom

1.78m x 1.09m (5' 10" x 3' 7") Double glazed front window, coloured wash basin and concealed cistern low level w.c., radiator, wood effect flooring

#### Kitchen/Breakfast Room

3.59m x 2.86m (11' 9" x 9' 5") Double glazed front window, appointed with wall and base units and drawers, wood effect work surface, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, built in Neff dishwasher, Stoves stainless steel four ring gas hob with a stainless steel extractor canopy above, Bosch electric oven, space for fridge/freezer, radiator, wall tiling between work surface and wall units, space for breakfast table

#### Living Room

5.90m x 4.37m (19' 4" x 14' 4") Coal effect gas fire (not tested) in a stove having a brick hearth, double glazed sliding doors and window to rear, radiator with cover, understairs cupboard with light, double radiator, 1 1/2 glazed doors to:

#### Dining Room

3.89m x 3.39m (12' 9" x 11' 1") Double glazed side bay window with a deep sill, double glazed rear window, double radiator

#### Utility Room

2.88m x 1.79m (9' 5" x 5' 10") Double glazed side window, radiator, stainless steel sink in a laminate work top, plumbing/space for washing machine, three wall units, wall mounted Vaillant boiler

### First Floor

#### Landing

4.4m x 1.89m including staircase (14' 5" x 6' 2") Airing cupboard with slatted shelves housing hot water tank, access to loft via aluminium ladder, insulation, light, some boarding

#### Bedroom 1

4.8m including wardrobes reducing to 3.51m (11' 6") x 3.98m (15' 9" x 13' 1") Double glazed rear window, radiator, fitted wardrobes with four mirror fronted sliding doors, door to:

#### En Suite Shower

2.79m x 1.98m (9' 2" x 6' 6") Double glazed side window, tiled walk in shower with an Aqualisa chrome shower, white concealed cistern low level w.c. and wash basin with a chrome mixer tap having a double and two single cupboards and two drawers beneath, wall cupboards, two being corner mirror fronted cupboards, white ladder style towel rail, chrome ceiling downlights, tiled walls and floor

#### Bedroom 2

4.69m including wardrobes x 3.37m reducing to 2.87m (9' 5") (15' 5" x 11' 1") Double glazed front window, radiator, fitted wardrobes with three sliding doors

#### Bedroom 3

4.79m including wardrobes x 1.97m (15' 9" x 6' 6") Double glazed rear window, radiator, fitted wardrobe with two sliding doors

#### Bedroom 4

2.89m x 1.99m including wardrobe (9' 6" x 6' 6") Double glazed rear window, radiator, built in wardrobe

#### Bedroom 5/Study

2.39m x 2.09m (7' 10" x 6' 10") Double glazed front window, radiator

#### Bathroom

2.88m x 2.08m (max) (9' 5" x 6' 10") High level double glazed front window, white bath with a Triton T80 shower over to one end, concealed cistern low level w.c. and pedestal wash basin, radiator, shaver point, tiled walls to two sides of the bath, two walls part tiled

### Outside

#### Rear Garden

10.16m x 9.00m (33' x 29') Paved terrace, lawn area, shrubs/hedges, paved side access with gate to front, outside tap, power point and light

#### Front Garden

Concrete drive for two cars, brick pavior path, lawn area, shrub borders

#### Garage

5.51m x 2.79m (18' 1" x 9' 2") Up and over door, part glazed side door, cupboard housing gas meter, strip light, power points, door to utility room

### Additional Information

#### Council Tax

London Borough of Bromley - Band F