



Ibbett Mosely

Lower Gravel Road, Bromley, BR2 8LJ



GUIDE PRICE £750,000 FREEHOLD

Principle Bedroom with En-Suite | Three Further Bedrooms | Family Bathroom | Ground Floor Bedroom Five/Family Room | Entrance Hall | Cloakroom | Shower/Utility Room | Living Room | Sitting Room | Kitchen/Dining Room | Garden Studio with Home Office | Gas Central Heating | Double Glazing | Off Road Parking | Low Maintenance Garden

## DESCRIPTION

A SUBSTANTIAL EXTENDED AND IMPROVED SEMI-DETACHED FOUR/FIVE BEDROOM FAMILY HOME  
THE PROPERTY HAS AN EXCELLENT FITTED KITCHEN/DINING ROOM WITH BI-FOLD DOORS TO THE TERRACE AND GARDEN, A GROUND FLOOR BEDROOM OR FAMILY ROOM AS WELL AS TWO SEPARATE LIVING ROOMS ONE BEING OPEN TO THE KITCHEN/DINING ROOM CREATING A BEAUTIFUL OPEN PLAN AREA WHICH IS IDEAL FOR ENTERTAINING.  
RECENT IMPROVEMENTS INCLUDE THE ADDITION OF EXTERNAL INSULATION

MAKING THE HOUSE VERY ENERGY EFFICIENT.

## LOCATION

To the south of Bromley Town Centre and station to London  
There are state and private schools for all ages in the area as well as various sporting and recreational facilities.  
M25 junction 4 is a short drive allowing access to the Dartford River crossing, Bluewater Shopping Centre, The Chanel Tunnel, the South Coast and Gatwick, Heathrow and Stanstead London Airports.

## GROUND FLOOR

### ENTRANCE PORCH

With a double glazed door to the entrance hall.

### ENTRANCE HALL

With radiator, oak flooring and cupboard under the stairs.

### CLOAKROOM

With W.C., hand basin, part tiled walls, extractor fan and double glazed windows.





### SHOWER/UTILITY ROOM

With shower cubicle, plumbing for a washing machine, cupboard with gas boiler for heating and hot water, wall cupboards, tiled flooring and double glazed window.

### LIVING ROOM

With radiator in cabinet surround, and double glazed window with fitted shutters.

### SITTING ROOM

With radiator in cabinet surround, oak flooring and feature fireplace with fitted coal effect gas fire. Open to the kitchen/Dining Room.

### KITCHEN/DINING ROOM

Beautifully fitted with a range of base and wall units. Island unit. Built in appliances including a hob, oven, extractor, dishwasher and wine cooler. Stainless steel sink, porcelain tiled flooring, two ceiling lanterns and bi-fold doors to the terrace and garden.

### FAMILY ROOM/BEDROOM 5

With radiator in cabinet surround, double glazed window and door to terrace and garden.

### FIRST FLOOR

#### LANDING

With a double glazed window.

#### BEDROOM 2

With radiator, double glazed bay window to the front with fitted shutters. Range of mirror fronted wardrobe cupboards.

#### BEDROOM 3

With radiator, double glazed window with fitted shutters. Range of wardrobe cupboards to one wall with central recess for TV.

#### BEDROOM 4

With radiator and double glazed window with fitted shutters.





## BATHROOM

With enclosed bath with mixer tap and separate shower over, W.C., and hand basin. Heated towel rail, shaver socket, extractor fan, part tiled walls and tiled flooring.

## ABOVE

## LANDING

## PRINCIPLE BEDROOM

With radiator, double glazed Velux windows to the front and double glazed dormer window to the back. Wardrobe and eaves storage cupboards.



## EN-SUITE SHOWER ROOM

With shower cubicle, W.C., and hand basin. Heated towel rail, tiled walls and flooring, extractor fan and double glazed window.

## OUTSIDE

## PARKING

There is off road parking to the front of the house.

## GARDEN STUDIO WITH HOME OFFICE

Located at the end of the garden with its own electricity supply and internet access. The area is divided to provide a studio/playroom and an office.

## THE GARDEN

Designed for low maintenance with a large porcelain tiled terrace and AstroTurf. There is a gated side access.



## COUNCIL TAX AND SERVICES

The property is in the Bromley District and is in Council Tax Band "F"

Mains gas, water, electricity and drainage are connected.

## DIRECTIONS

Leave Bromley on the A21 and continue across Bromley common and into Hastings Road. Pass the Holy Trinity Church on the left, Lower Gravel Road will then be found shortly after and is also on the left.



# Ibbett Mosely

Westerham 01959 563265



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EPC Rating- C

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