



Ibbett Mosely

Lower Gravel Road, Bromley, BR2 8LJ



## **\*\* INSPECTION RECOMMENDED \*\***

A substantial detached four/five bedroom family house extending to over 1800 sq ft extended in recent years to provide a large kitchen/dining room

Located in an excellent location for schools, Bromley shopping and station and access to junction 4 of the M25.

PRICE FREEHOLD £850,000

### **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 a variety of 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 Airports.

### **GROUND FLOOR**

#### **ENTRANCE PORCH**

With front door to the entrance hall.

#### **ENTRANCE & INNER HALLS**

With part panelled walls, cupboard under the stairs and wood effect flooring.

- Bedroom One with Dressing Room
- Three Further Bedrooms
- Bathroom and Ground Floor Shower Room
- Kitchen/Dining Room
- Two Reception Rooms
- Study/Bedroom Five
- Utility Room
- Gas Central Heating (Underfloor to the ground floor)
- Double Glazing
- Parking and Large Garden

### **RECEPTION ROOM**

With fireplace with fitted coal effect gas fire.

### **STUDY/BEDROOM FIVE**

With wood effect flooring.

### **LOUNGE**

With wood effect flooring and access to the kitchen/dining room.

### **SHOWER ROOM**

With walk in shower, w.c., and twin hand basins. Two ladder style towels rails, tiled walls and flooring, extractor fan and two wall cupboards.

### **UTILITY ROOM**

Base unit with inset single drainer single bowl stainless steel sink unit, plumbing for washing machine and cupboards under. Wall cupboards, part tiled walls and tiled flooring, extractor fan and door to the side.





## KITCHEN?DINING ROOM

A beautiful room with a fitted kitchen to one end with built in appliances including a hob, twin ovens/microwave, extractor, two fridge/freezers, wine cooler and dishwasher. There is a breakfast bar, base and wall units and a single drainer single bowl stainless steel sink unit. There are two lantern lights, recessed ceiling lights, wood effect flooring and double glazed bi-fold doors to the terrace and garden.

## FIRST FLOOR

### LANDING

With part panelled walls and hatch to the loft space.

### BEDROOM ONE

With radiator and double glazed bay window, arch to the Dressing Room.

### DRESSING ROOM

With radiator and double glazed window.

### BEDROOM TWO

With radiator, double glazed window and range of corner wardrobe cupboards.

### BEDROOM THREE

With radiator and double glazed window

### BEDROOM FOUR

With radiator and double glazed windows.





## BATHROOM

With enclosed bath with a mixer tap and hand spray, separate shower cubicle, w.c., and hand basin. Chrome ladder style towel rail, tiled walls, extractor fan, double glazed window.

## OUTSIDE

## PARKING

There is space to the front of the house for the parking of up to three vehicles.

## THE GARDEN

The back garden is on the south of the house and includes a large paved terrace, lawns, flowering trees and shrubs and two garden sheds.



## COUNCIL TAX

The local authority is the London Borough of Bromley and the property is in council tax band " F "

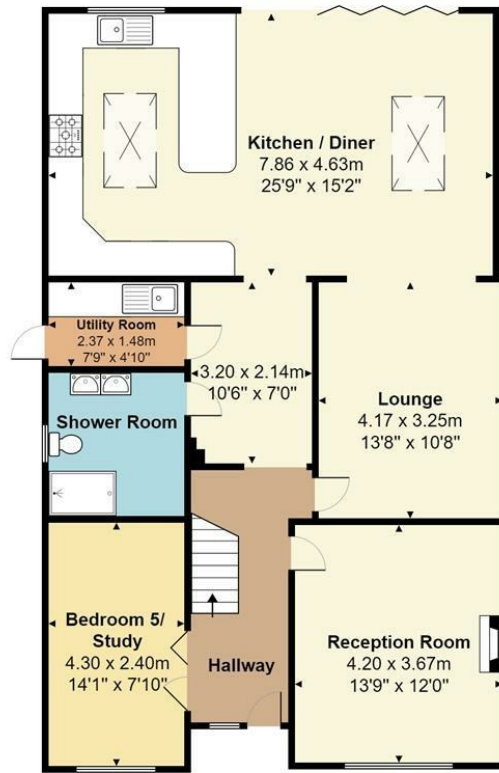
## SERVICES

Mains gas, water, electricity and drainage are connected to the property.

## DIRECTIONS

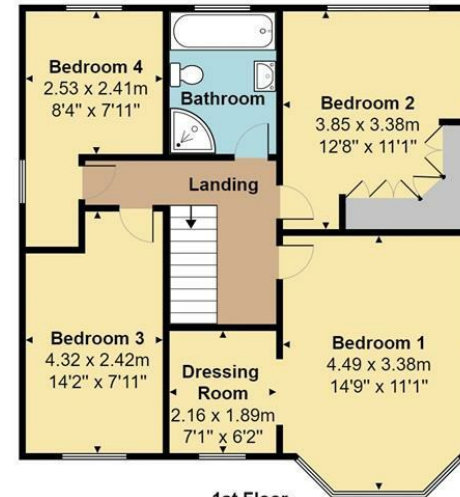
Leave Bromley on the A21 and continue across Bromley Common and into Hastings Road. Pass the Holy Trinity Church on your left, Lower Gravel Road will then be found shortly after and is also on the left.





Lower Gravel Road, Bromley, BR2

Total Floor Area: 167.7 m<sup>2</sup> ... 1805 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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**Ibbett Mosely**

**Westerham 01959 563265**

EPC Rating- D

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