



100 Cumberland Road, Bromley, Kent, BR2 0PW

FREEHOLD

£875,000

Well presented four bedroom semi detached house located close to Highfield schools offering a wealth of luxury quality of life extras. The present owners have created a comfortable and spacious family home with the benefit of a Wellness cabin with sauna, resistance pool, space for exercise machine and storage area with further 22'8 x 11'2 summerhouse/bar with large storage room/office behind and WC. To the main house there are four bedrooms - two with fitted wardrobes, family bathroom, en suite shower room, separate WC and downstairs cloakroom. There are two large open plan reception rooms with Oak flooring, conservatory and fitted kitchen with some integrated appliances and Hive system. This exceptional home which will no doubt generate a great deal of interest.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	76
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
47	
England & Wales	EU Directive 2002/91/EC

- **FOUR BEDROOMS**
- **SUMMERHOUSE/BAR, WITH STORAGE & WC**
- **OFF STREET PARKING**
- **CLOSE HIGHFIELD SCHOOL**
- **HIVE SYSTEM**
- **THREE RECEPTIONS**
- **BATHROOM, EN SUITE & THREE WC**
- **FITTED KITCHEN**
- **GYM/SAUNA/WELLNESS CABIN**
- **130' REAR GARDEN**

PORCH

Double glazed porch with tiled floor.

ENTRANCE HALL 15'4 x 5'11 (4.67m x 1.80m)

Opaque double glazed front door with windows to side leads into entrance hall with coving, picture rail, radiator and Oak flooring.

CLOAKROOM

Opaque double glazed window to side, half tiled walls, low level WC, wall mounted vanity wash hand basin and tiled floor.

LOUNGE 14'1 x 13'11 (4.29m x 4.24m)

Double glazed window to front, coving, radiator and Oak flooring. Open feature fireplace with brick and tile mantle and hearth. Open plan to:

DINING ROOM 14'1 x 11'4 (4.29m x 3.45m)

Double glazed French doors to rear leading to conservatory. Coving, radiator, Oak flooring and feature fireplace with marble mantle.

CONSERVATORY 11'3 x 9'6 (3.43m x 2.90m)

Double glazed conservatory with wood flooring, wall lights, radiator and French doors to rear leading to patio.

FITTED KITCHEN 13'1 x 10'10 (3.99m x 3.30m)

Opaque double glazed door to rear, double glazed window to front and two Velux windows to side. Range of wooden wall units with under lights, base units with work surfaces over, tiled returns and floor with underfloor heating. Integrated Rangemaster dishwasher, space and plumbing for washing machine, space for American style fridge freezer and space with point for Rangemaster six hob range cooker with brushed steel splashback and extractor hood over. Stainless steel sink with mixer tap and drainer, boiling water tap, water softener and radiator.

LANDING

Double glazed window to side, down lights and picture rail.

BEDROOM ONE

Double glazed window to rear, coving and radiator. Range of fitted wardrobes and drawers to one wall.

BEDROOM TWO 14' x 11'11 (4.27m x 3.63m)

Double glazed window to front with fitted blinds, coving and radiator.

BEDROOM THREE 8' x 8' (2.44m x 2.44m)

Dual aspect with double glazed windows to front and side. Radiator.

FAMILY BATHROOM 7'2" x 7'1" (2.18 x 2.16)

Opaque double glazed window to rear and half tiled walls. Pedestal wash hand basin with mono bloc mixer tap, glass shelf and mirror over. Corner shower cubicle with fully tiled walls, wall mounted controls, corner jacuzzi bath with mixer tap and chrome ladder towel warmer.

SEPARATE WC 4'2 x 2'7 (1.27m x 0.79m)

Opaque double glazed window to side, low level WC, tiled floor and down lights.

BEDROOM FOUR to wardrobes (to wardrobes)

Two Velux windows to rear with fitted blinds, range of fitted wardrobes to two walls, radiator and eaves storage.

EN SUITE SHOWER 7'3 x 5'10 (2.21m x 1.78m)

Opaque double glazed window to rear, pedestal wash hand basin with mono bloc mixer tap and mirror with light over, tiled floor and fully tiled shower cubicle with wall mounted controls and drying area. Extractor fan, electric shaver point, radiator and low level WC.

REAR GARDEN SECTION ONE 75' x 30' (22.86m x 9.14m)

Flagstone paved patio, path leading to rear with Victorian street lamp and outside tap. 22'8 x 11'2 Wellness cabin with double glazed French doors to rear and bi fold doors to side with sauna, 13' x 7'6 resistance pool, space for exercise machine and storage area.

REAR GARDEN SECTION TWO 55' x 30' (16.76m x 9.14m)

Decked area with storage unit, seating around tree, 17'4 x 17'4 summerhouse/bar with double glazed French doors to front and windows to front and side, laminate flooring, power and light. Storage room/office behind (15'2x9'11) and WC (3'8x2'9)

SIDE AREA

Side access gate leads to storage area with wrought iron gates to front.

FRONTAGE

Driveway providing off street parking for several cars with laid lawn and shrubs to side.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 128sqm (Approx 1378sqft)

COUNCIL TAX BAND 'F'

Directions

From our office in Westmoreland Road proceed toward Bromley and take the first left into South Hill Road. Cumberland Road is the fourth turning on your right hand side and the property is located on the left hand side.



Measurements are approximate. Not to scale. Illustrative purposes only
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