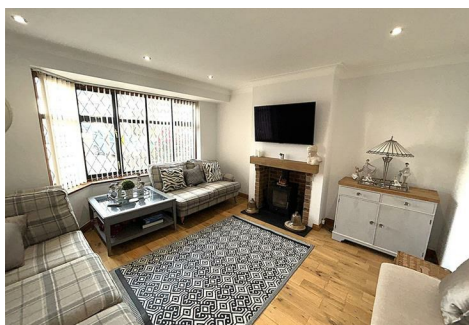




Austin Avenue, Bromley, BR2 8AJ

£1,200,000 Freehold

Exquisitely presented four bedroom semi detached house creatively extended to provide spacious family accommodation. with ample parking to front and 'fan shaped' South facing rear garden with large decked entertainment area and two large brick built out buildings to rear. The interior provides three reception rooms, 19'4 x 17'7 kitchen breakfast room with granite work surfaces and integrated appliances and cloakroom with four bedrooms upstairs, family bathroom with bath and separate shower, en suite shower room to master bedroom and separate WC. If the current accommodation was not vast enough on its own there is also a huge loft space that could be extended into! Rarely is a property offered to a 'show home' standard with so much space both inside and out. Ideal long term family home at the end of a quiet yet central cul de sac.

ENTRANCE HALL 13'9 x 7'5 (4.19m x 2.26m)

Hardwood front door with opaque glazed inserts leads into entrance hall with double glazed lead light window to side. Dado rail, radiator, stripped wood flooring and under stair storage.

LOUNGE 13'5 x 12' (4.09m x 3.66m)



Double glazed lead light bay window to front, coving, radiator, stripped wood flooring and feature fireplace with inset wood burning stove.

SITTING ROOM 18'3 x 11'6 (5.56m x 3.51m)



Double glazed windows and French doors to rear, plate rail, radiator, wall lights and stone feature fireplace.

KITCHEN/BREAKFAST ROOM 19'4 x 17'7 (5.89m x 5.36m)



Dual aspect with double glazed windows to side and rear, Velux windows to rear and French doors leading to garden. Range of wall and base units with granite work surfaces over, inset brushed steel sink with extendable mixer tap, Integrated wine cooler, SMEG electric over, Rangemaster five gas burner range cooker with warming plate and brushed steel extractor hood over, space and plumbing for

American style fridge freezer. Two tower radiators and stripped wood flooring.

DINING ROOM 20'4 x 11' (6.20m x 3.35m)



Dual aspect with double glazed lead light windows to front and rear, half panelled walls, stripped wood flooring, wood burning stove on tiled base with wood storage to side. Open plan to kitchen/breakfast room.

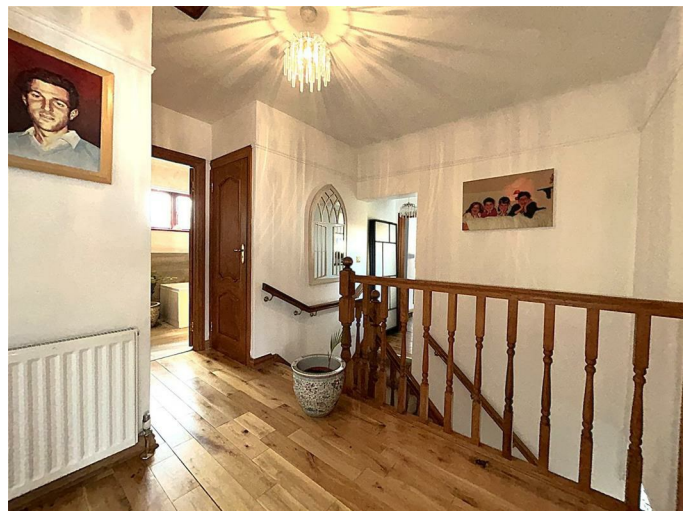
SECOND ENTRANCE HALL

Hardwood stable door with double opaque double glazed insert leads into second entrance hall with stripped wood flooring.

CLOAKROOM 4'5 x 4'2 (1.35m x 1.27m)

Opaque double glazed lead light window to front, stone tiled walls and floor. Low level WC, wash hand basin with mono bloc mixer tap and vanity unit providing storage below and chrome ladder towel warmer.

LANDING 11'5 x 8'3 (3.48m x 2.51m)



Double glazed lead light window to front, radiator, picture rail, linen cupboard and stripped wood flooring.

BEDROOM ONE 15'4 x 11'10 max (4.67m x 3.61m max)



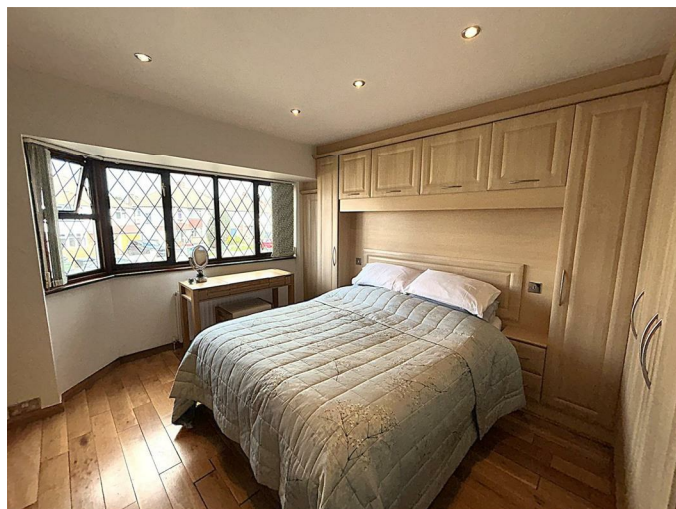
Double glazed lead light windows to front and rear, radiator in cover and wood effect vinyl flooring.

EN SUITE SHOWER 7'5 x 4'5 (2.26m x 1.35m)



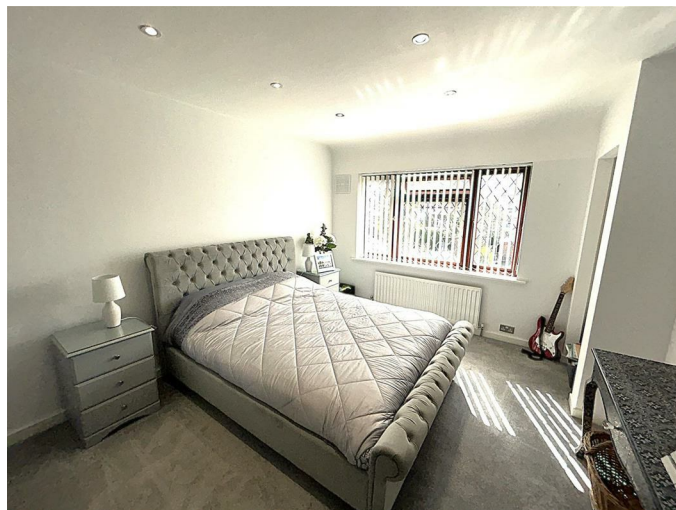
Fully tiled walls and floor, double shower cubicle with wall mounted controls rainfall shower and wand, extractor fan and wall mounted mirror. Low level WC, wash hand basin on vanity unit with mono bloc mixer tap and storage below.

BEDROOM TWO 12' x 10'7 (3.66m x 3.23m)



Double glazed lead light bay window to front, radiator and stripped wood flooring. Range of full height fitted wardrobes to three walls.

BEDROOM THREE 14' x 10'4 (4.27m x 3.15m)

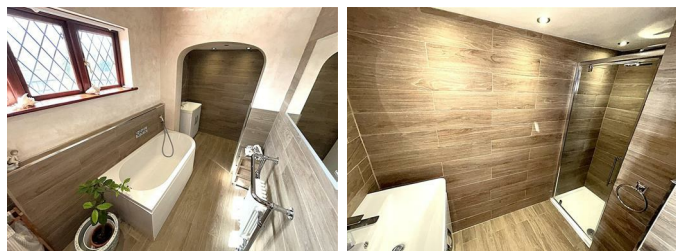


Double glazed lead light window to rear and radiator.

BEDROOM FOUR 8'5 x 7' (2.57m x 2.13m)

Double glazed leadlight window to front, radiator and stripped wood flooring.

FAMILY BATHROOM 12'5 x 5'9 (3.78m x 1.75m)



Double glazed lead light window to rear, polished plaster and tiled walls and tiled floor. Boiler cupboard housing Worcester Bosch boiler, extractor fan, wall mounted mirror with light. Panel bath with wall mounted controls, shower cubicle with wall mounted controls, rain shower and wand,

large wash hand basin with mono bloc mixer tap and vanity unit below, mirror with light above.

REAR GARDEN 90' x 60' widening to 90' (27.43m x 18.29m widening to 27.43m)



Large South facing fan shaped garden with two outbuildings to rear and 'cottage' playhouse to side. Large decked area with balustrade, laid lawn areas with pathways and mature tree and shrub beds, side access gate and secondary decking area to rear with summerhouse. Outside tap, light and side access gate.

OUT BUILDING ONE 19'10 x 11'8 (6.05m x 3.56m)

Brick built outbuilding with double glazed windows and radiators currently configured into two rooms. All services are available for connection.

OUTBUILDING TWO 22'4 x 14'4 (6.81m x 4.37m)

Brick built outbuilding with double glazed windows to front and side, wood flooring and radiators. All services are available for connection.

FRONTAGE



Driveway to front providing ample parking for four to five cars.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 172qm (Approx 1851sqft)

COUNCIL TAX BAND 'F'

Floor Plan

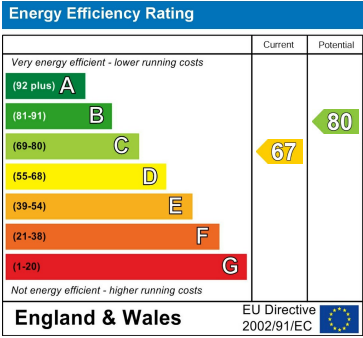


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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