

Beckenham/Bromley

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111 Plaistow Lane, Bromley, Kent, BR1 3AR

FREEHOLD

£1,150,000

Spacious four bedroom detached bungalow set on a generous plot with ample parking and detached double garage. The accommodation includes four double bedrooms, two en suites, family bathroom, bright 23'3 x 21'8 l-shaped lounge/diner, cloakroom and 15'1 x 11'6 fitted kitchen with separate utility room. Externally, the property benefits from off-street parking for up to ten cars to front plus a detached double garage and a private 110' x 68' multi-aspect rear garden. Conveniently located close to good local shops and schools, bus and train links and approximately one mile from Bromley town centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		
EU Directive 2002/91/EC		

- **FOUR DOUBLE BEDROOMS**
 - **FAMILY BATHROOM & SEPARATE CLOAKROOM**
 - **15'1 X 11'6 FITTED KITCHEN PLUS UTILITY ROOM**
 - **DETACHED DOUBLE GARAGE**
 - **CLOSE TO LOCAL SHOPS, BUS STOPS & STATIONS**

- **TWO EN SUITES**
 - **23'3 X 21'8 L-SHAPED LOUNGE/DINER**
 - **OFF STREET PARKING FOR 10 CARS**
 - **110' X 68' MULTI ASPECT REAR GARDEN**
 - **GOOD LOCAL SCHOOLS**

PORCH 8'9 x 2'4 (2.67m x 0.71m)
Double glazed double doors lead into porch.

ENTRANCE HALL 12'8 x 8'7 max (3.86m x 2.62m max)
Half opaque glazed double double doors lead into entrance hall with coving and radiator.

LOUNGE/DINER 23'3 x 21'8 (7.09m x 6.60m)
Two sets of full height double glazed sliding doors to side and two double glazed windows to front. Coving, two radiators, wall lights and glazed double doors leading to entrance hall.

INTERIOR HALLWAY 16'10 x 3'2 (5.13m x 0.97m)
Coving, loft access hatch and large double airing cupboards.

CLOAKROOM 5'7 x 5' (1.70m x 1.52m)
Opaque double glazed window to rear, coving and radiator. Low level WC, pedestal wash hand basin with mono bloc mixer tap and local tiling, cloaks area and down lights.

FAMILY BATHROOM 9'9 x 7'6 max (2.97m x 2.29m max)
Opaque double glazed window to rear, coving, radiator and fully tiled walls. Low level WC, pedestal wash hand basin with mono bloc mixer tap and 'P' bath with shower mixer tap, over head shower with wall mounted controls and screen, down lights and extractor fan.

FITTED KITCHEN 15' 1 x 11'6 (4.57m 0.30m x 3.51m)
Double glazed window to side, coving, radiator and tile effect Vinyl flooring. Range of wall units with under lights, base units with worksurfaces over and local tiling. Double sink with mixer tap, space and plumbing for dishwasher. Integrated Bosch appliances including four ring induction hob with extractor hood over and double oven.

UTILITY ROOM 11'2 x 4'10 (3.40m x 1.47m)
Double glazed window and door to rear, coving, radiator, down lights and tile effect Vinyl flooring. Range of base units with work surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine, space for tumble dryer and space for tall fridge freezer. Wall mounted Glow worm boiler.

BEDROOM ONE 22'10 x 9'5 (6.96m x 2.87m)
Double glazed windows to front and side, coving, radiator and two sets of fitted wardrobes with drawer units.

EN SUITE 8'3 x 5'2 (2.51m x 1.57m)
Opaque double glazed window to side, radiator and extractor fan. Low level WC, pedestal wash hand basin with mono bloc mixer tap and local tiling, fully tiled corner shower cubicle with wall mounted Mira electric shower.

BEDROOM TWO 18'5 x 8'3 (5.61m x 2.51m)
Double glazed window to front, coving, radiator and set of fitted wardrobes.

BEDROOM THREE 13'1 x 9'10 (3.99m x 3.00m)
Double glazed window to side, coving, radiator and set of fitted wardrobes with central mirrored door.

EN SUITE 9'10 x 5'4 (3.00m x 1.63m)
Opaque double glazed window to rear, coving, radiator, down lights, fully tiled walls and extractor fan. Panel bath with shower attachment, wall mounted wash hand basin with mono bloc mixer tap and low level WC.

BEDROOM FOUR 18'5 x 8'2 (5.61m x 2.49m)
Double glazed window to front and side, coving, radiator and set of fitted wardrobes.

REAR GARDEN 110' x 68'max (33.53m x 20.73mmax)
Patio with pathways around the laid lawn area with raised tree and shrub beds to rear. Outside tap, lights and side access gate. Personal door into double garage.

DETACHED DOUBLE GARAGE 16'5 x 14'10 (5.00m x 4.52m)
Electric up and over door to front, double glazed windows to side and rear and double glazed personal door to side leading to rear garden. Power and light.

FRONTAGE 51' x 45' + 34' x 20' (15.54m x 13.72m + 10.36m x 6.10m)
Tarmac driveway providing off street parking for up to 10 cars, access to double garage and mature shrub bed to one side.

TOTAL FLOOR AREA
The internal area as per the Energy Performance Certificate is 164sqm (Approx 1765sqft)

COUNCIL TAX BAND 'G'

Directions

When travelling out of Bromley turn left at the traffic lights at Widmore Green shops into Plaistow Lane and the property is on the right hand side just after Sundridge Avenue.



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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