



Cumberland Road, Bromley, BR2 0PW

£1,650,000 Freehold

Situated in a prime residential road close to the highly regarded Highfield Schools and just a short walk from both Shortlands & Bromley South stations with fast and frequent services into Central London, this impressive five bedroom detached home offers exceptional living space on an exceptionally large plot. The property comprises five reception rooms, including formal and informal spaces ideal for entertaining, family living and working plus three bathrooms & cloakroom. Perfect for those seeking both flexibility and comfort with the heart of the home being the sun room and the stunning 19' 7 x 17' kitchen/breakfast room with granite worktops, central island and direct access to a separate utility room. Outside the property enjoys extensive mature gardens, thoughtfully landscaped and well stocked with an array of plants, shrubs, and seating areas plus summer house providing a private oasis ideal for relaxation. There is an integral double garage with electric door and two off street parking spaces.

ENTRANCE HALL 26' x 7'6 (7.92m x 2.29m)

Composite front door with lead light double glazed windows either side leads into entrance hall with two radiators in covers, Amtico flooring and under stairs storage cupboard.

CLOAKROOM 12'5 x 3'2 (3.78m x 0.97m)

Opaque double glazed window to side, ceramic tiled floor and down lights. Low level WC, bowl sink on tiled surface with wall mounted tap and controls.

DINING ROOM 12'3 x 11' (3.73m x 3.35m)



Double glazed window to front, coving and radiator.

LOUNGE 25' x 12'7 (7.62m x 3.84m)



Double glazed window to front, coving and two radiators with covers. Glass doors to Sun Room and Virgin point.

SUN ROOM 21'2 x 12'5 (6.45m x 3.78m)



Double glazed windows to side and rear and double glazed French doors to rear and atrium. Two radiators, under floor heating, down lights and wall lights.

FAMILY ROOM/RECEPTION THREE 12'5 x 10'9 (3.78m x 3.28m)

Double glazed window to rear, coving, radiator and personal door to garage.

INTEGRAL GARAGE 18'5 x 18' (5.61m x 5.49m)

Electric up and over door to front, power, light and personal door to rear. Comfortably fits two cars with shelving to side and rear.

OFFICE/STUDY 10' x 7' (3.05m x 2.13m)



Double glazed window to rear, coving and radiator.

FITTED KITCHEN/BREAKFAST ROOM 19'7 x 17' (5.97m x 5.18m)



Double glazed windows to side and rear and double glazed French doors to rear and atrium. Range of wall units with under lights, base units with granite work surfaces and returns over, large central island with granite worktop, seating and integrated microwave. Inset 1.5 bowl sink with mixer tap, space and plumbing for American style fridge freezer, down lights and ceramic tiled floor with under floor heating.

UTILITY ROOM 12' x 5'3 (3.66m x 1.60m)

Double glazed window and stable door to side, ceramic tiled floor and range of wall and base units with work surfaces and returns over. Stainless steel sink with mixer tap and drainer, water softener, floor mounted Worcester Bosch boiler and space with plumbing for washing machine and tumble dryer.

LANDING 23'8 x 15'5 (I-shaped) (7.21m x 4.70m (I-shaped))

Double glazed window to front and radiator. Stairs up to bedroom five.

MASTER SUITE

Master suite comprising:

MASTER BEDROOM 18' x 17'10 (max) (5.49m x 5.44m (max))



Two double glazed windows to front with fitted blinds, three radiators, down lights, TV aerial and Virgin points.

DRESSING ROOM 9'8 x 6'2 (to wardrobes) (2.95m x 1.88m (to wardrobes))



Double glazed window to rear with fitted blind, radiator, range of fitted wardrobes to one wall with vanity area, drawer units, inset sink and mirror above.

EN SUITE 15'1 x 9'8 (max) (4.60m x 2.95m (max))



Two double glazed windows to rear, two chrome towel warmers, tiled floor with under floor heating and half tiled walls. Twin bowl sinks with mono bloc mixer taps on vanity unit providing storage below, electric shaver point and mirror with glass shelf over. Bidet, low level WC and bath with wall mounted filler tap. Fully tiled shower area to one end with opaque glass block window, extractor fan, wall mounted controls and overhead shower.

BEDROOM TWO 12'4 x 11'2 (3.76m x 3.40m)



Double glazed windows to front, picture rail and radiator. Built in cupboard and range of fitted wardrobes with sliding doors to one wall.

BEDROOM THREE 12'4" x 11'1" (3.78 x 3.40)



Double glazed window to front, picture rail and radiator. Range of fitted wardrobes to one wall with vanity area to other with drawers, inset wash hand basin with mirror over.

BEDROOM FOUR 12'5 x 8'10 (3.78m x 2.69m)



Double glazed window to rear, picture rail and radiator. Fitted wardrobe, vanity area with inset wash hand basin and mirror over.

FAMILY BATHROOM 10' 8 x 5'8 (3.05m 2.44m x 1.73m)



Two double glazed windows to rear, Amtico flooring, half tiled walls with fully tiled walls to bath area. Chrome ladder towel warmer, airing cupboard, low level WC, sink inset in vanity unit with mono bloc mixer tap and mirror over. Panel bath with filler tap, screen and wall mounted electric shower.

BEDROOM FIVE 18'4 x 10'1 (restricted head height) (5.59m x 3.07m (restricted head height))

Double glazed Velux windows to side and rear and radiator.

EN SUITE 7'2 x 6'1 (2.18m x 1.85m)

Double glazed Velux window to rear, radiator, extractor fan and electric shaver point. Low level WC, vanity wash hand basin and fully tiled shower cubicle with wall mounted electric shower. Access to eaves storage space.

REAR GARDEN 130' x 70' (approx) (39.62m x 21.34m (approx))



Side access to both sides, outside tap, lights and wood storage unit to side. Large patio seating area leading to laid lawn with predominantly evergreen garden with well stocked mature shrub beds and with hedging behind. Summer house with central ceiling light and four sockets. Central space in hedging leads to second laid lawn area with tall conifer hedge at the very rear ensuring privacy.

FRONTAGE 70' x 40' (approx) (21.34m x 12.19m (approx))



Driveway providing off street parking for two cars with private laid lawn area and shrub beds behind mature hedging.

TOTAL FLOOR AREA

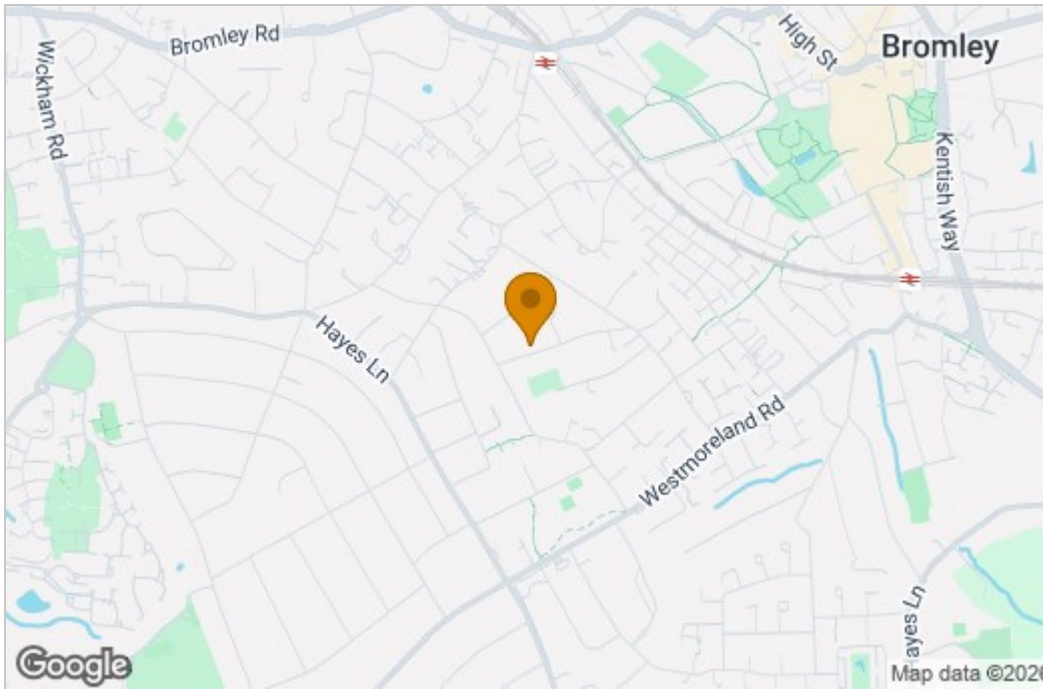
The internal area as per the Energy Performance Certificate is 310sqm (Approx 3337sqft)

COUNCIL TAX BAND 'G'

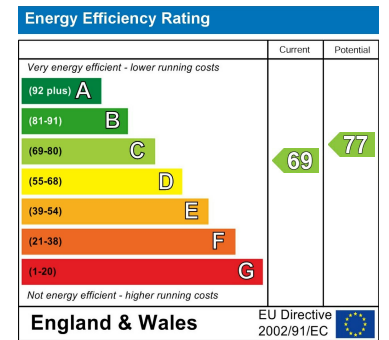
Floor Plan



Area Map



Energy Efficiency Graph



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