

## Beckenham/Bromley

143b Westmoreland Road  
Bromley  
Kent BR2 0TY

T: 020 8464 3030

E: parklangley@edmund.co.uk



Offices also at:

**Green St Green**  
T: 01689 850136

**Orpington**  
T: 01689 821904

**Petts Wood**  
T: 01689 819991

**Lettings**  
T: 01689 850983



**15 Haddington Road, Bromley, Kent, BR1 5RG**

**FREEHOLD**

**£485,000**

'Chain Free' three-bedroom semi detached house in a popular residential road perfectly positioned for green spaces including Forster Park, Shaftesbury Park and Beckenham Place Park, plus handy local shops and medical facilities, plus excellent transport links with frequent bus routes and Beckenham Hill and Grove Park stations under a mile away. The property also sits within catchment for several Ofsted Outstanding schools. Accommodation includes bright entrance hall, downstairs wet room, 22' x 11'3 (max) kitchen/diner and lounge with the three bedrooms, family bathroom with separate WC upstairs. To the rear is a South West facing garden with 20'7 x 19'10 detached double garage at the end. There are some cosmetic improvements to be made to personalise this fantastic family home.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	80
(55-68) <b>D</b>	
(39-54) <b>E</b>	60
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

- 'CHAIN FREE'
- CATCHMENT FOR OUSTANDING LOCAL SCHOOLS
- 22' X 11'3 (MAX) KITCHEN/DINER WITH UTILITY ROOM
- 20'7 X 19'10 DETACHED DOUBLE GARAGE TO REAR
- MINOR COSMETIC WOTKS REQUIRED
- CLOSE TO SHOPS, STAIONS AND TRANSPORT LINKS
- THREE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS WET ROOM
- SOUTH WEST FACING GARDEN
- EXCELLENT FAMILY HOME

## PORCH

Double glazed porch.

## ENTRANCE HALL 13'10 x 5'8 (4.22m x 1.73m)

Hardwood front door with windows either side leads into entrance hall. Radiator, half panelled walls, white stripped wood flooring and under stair storage cupboard.

## LOUNGE 12'6 x 11' (3.81m x 3.35m)

Double glazed window to front, radiator and cable TV points.

## KITCHEN/DINER 22' x 11'3 (max) (6.71m x 3.43m (max))

Double glazed windows, door to rear and Velux window to rear. Range of wooden wall and base units with wooden work surfaces over. Double sink with mixer tap and drainer, four ring gas hob with brushed steel extractor hood over and double oven below. Space for tall fridge freezer and breakfast bar. Large dining area with feature wall.

## UTILITY ROOM 5'9 x 4'3 (1.75m x 1.30m)

Wall mounted cupboard and Alpha combination boiler, worksurface with space for washing machine and tumble dryer under.

## WET ROOM 5'4 x 4'2 (1.63m x 1.27m)

Opaque double glazed window to front, radiator, fully tiled walls and floor. Wall mounted wash hand basin, low level WC and wall mounted Mira electric shower.

## LANDING

Opaque double glazed window to side and loft access hatch.

## BEDROOM ONE 12'6 x 11'5 (3.81m x 3.48m)

Double glazed window to front and radiator.

## BEDROOM TWO 10'8 x 10'6 (3.25m x 3.20m)

Double glazed window to rear and radiator.

## BEDROOM THREE 8'7 x 6'6 (2.62m x 1.98m)

Double glazed window to rear and radiator.

## FAMILY BATHROOM 5'10 x 5'6 (1.78m x 1.68m)

Opaque double glazed windows to front and side. Panel bath with shower mixer tap. shower over with wall mounted controls and fully tiled walls. Wall mounted wash hand basin with mono bloc mixer tap and local tiling, chrome ladder towel warmer and vinyl tiled floor.

## REAR GARDEN approx 40' (approx 12.19m)

South West facing rear garden with to laid lawn area with detached double garage to rear.

## DETACHED DOUBLE GARAGE 20'7 x 19'10 (6.27m x 6.05m)

Personal door to garden. Up and over door to access road, power and light.

## FRONTAGE

Steps up and path to front door with laid lawn areas either side.

## TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 87sqm (Approx. 937sqft)

## COUNCIL TAX BAND 'D'

## Directions

From Beckham Hill Station proceed along Beckenham Hill Road to the junction with Bromley Road. Cross over and take the first left into Oldstead Road and then left into Brockman Rise. At the end of the road turn right into Haddington Road and the property is on the right hand side.

