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Broadoaks Way, Bromley, BR2 0UB

£775,000 Freehold

A superb chain-free, Derby-built three/four bedroom semi detached house on a large plot in the highly sought after residential conservation road of Broadoaks Way but does need full modernisation. The property offers a driveway with off-street parking, double garage, front garden and a substantial rear garden. Inside, with many original features, the property features three reception rooms (or two and bedroom), kitchen and cloakroom, with three well proportioned bedrooms, family bathroom, and separate WC upstairs. Whilst requiring modernisation it has amble potential to extend (STPP) to the rear, side and roof. Ideally located within walking distance of local shops, excellent local schools including Highfield, Pickhurst and Langley Park. Just a mile away is Bromley South station offering fast services to Central London in around 17 minutes, High Street with all the shops, restaurants, cinemas and gyms.

PORCH
Glazed double doors lead into porch with tiled floor and light.

ENTRANCE HALL 18'8 x 6'10 (5.69m x 2.08m)
Hardwood front door with opaque glazed insert and opaque lead light window to side leads into wood panelled entrance hall. Coving, radiator and under stair cupboard.

LOUNGE 18'2 x 12'7 (5.54m x 3.84m)

Double glazed lead light bay window to front, coving, picture rail and radiator. Wood panelled walls, wall lights, stripped wood flooring and brick feature fireplace with tile mantle.

DINING ROOM 18'2 x 12'7 (5.54m x 3.84m)

Double glazed windows and French doors to rear, coving, picture rail and radiator.

BEDROOM FOUR/RECEPTION THREE 17'4 x 8' into bay (5.28m x 2.44m into bay)

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

CLOAKROOM 8' x 3'9 (2.44m x 1.14m)
Opaque glazed window to side, radiator, low level WC and wall mounted wash hand basin with local tiling and mirror above.

KITCHEN 12'1 x 10' (3.68m x 3.05m)

Double glazed window to rear, personal door to side and larder cupboard. Range of wall and base units, 1.5 bowl stainless steel sink with mixer tap and drainer, fully tiled walls and stone effect Vinyl tiled floor. Fully tiled walls, radiator, extractor fan and wall mounted Potterton boiler.

LANDING 13'3 x 12'6 (l-shaped) (4.04m x 3.81m (l-shaped))
Double glazed stained glass window to side, radiator, airing cupboard and loft access hatch to large loft space with potential to extend for further accomodation.

BEDROOM ONE 18' x 12'9 (5.49m x 3.89m)
Double glazed lead light bay window to front, coving, picture rail and radiator.

BEDROOM TWO 14'7 x 12'8 (4.45m x 3.86m)

Double glazed window to rear, picture rail and radiator. Wall mounted wash hand basin with local tiled and built in wardrobe to one side of chimney breast.

BEDROOM THREE 10'2 x 10'1 (3.10m x 3.07m)

Double glazed lead light bay window to front, picture rail and radiator. Built in cupboard and eaves access.

FAMILY BATHROOM 10' x 6'5 (3.05m x 1.96m)

Double glazed window to rear, radiator, half tiled walls and wall mounted electric heater. Panel bath with shower mixer tap, wash hand basin in vanity unit and two wall mounted bathroom cabinets.

SEPARATE WC

Opaque double glazed window to side and low level WC.

REAR GARDEN

Substantial private rear garden with a Westerly aspect, large patio then mainly laid to lawn with mature shrub beds.

FRONTAGE

Driveway providing off street parking for several cars with laid lawn and mature shrub beds to side.

DOUBLE GARAGE

Double garage with swing doors accessed via driveway.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 152sqm (Approx 1636sqft)

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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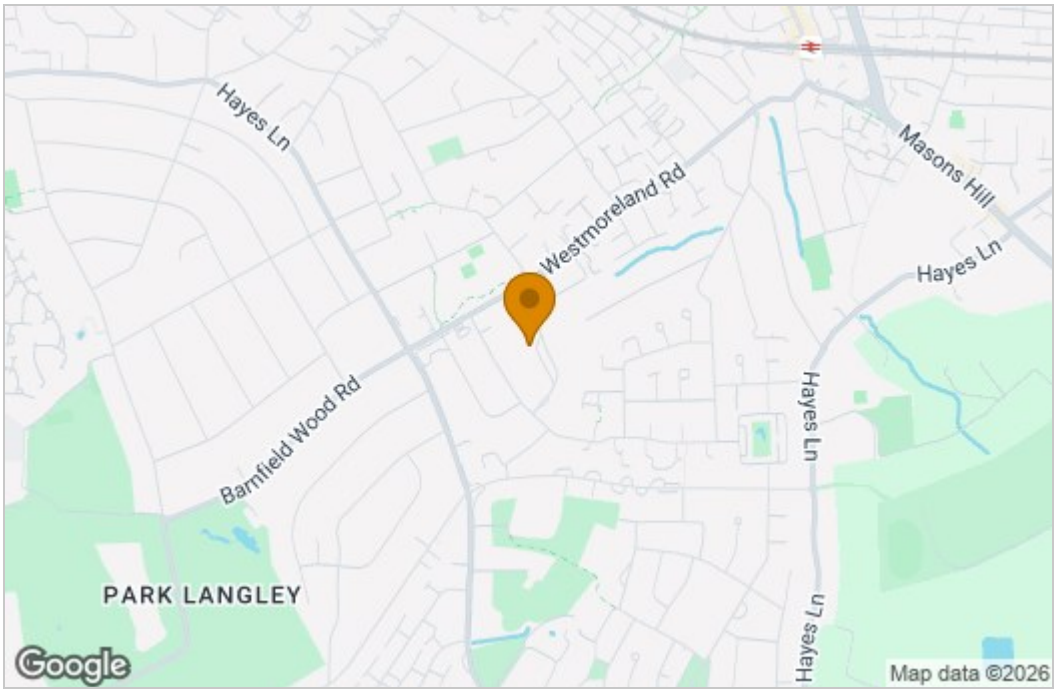
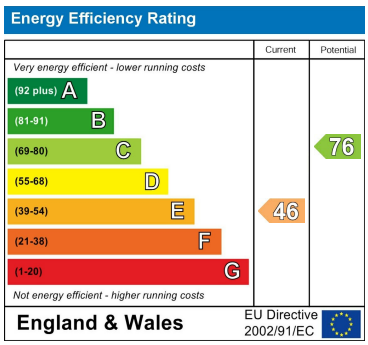
Area Map



Energy Efficiency Graph



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