



**Kingswood Avenue, Bromley, BR2 0NT**

**£850,000 Freehold**

'Chain Free' three bedroom detached house located on one of the more sought after leafy residential roads in the area close to both Langley and Highfield schools, local shops and transport facilities. The accommodation on offer comprises three good size bedrooms with en suite and sauna/steam room to master bedroom, large family bathroom, 34' open plan lounge/diner, downstairs cloakroom and fitted kitchen. Other benefits include Vaillant boiler still under warranty, Megaflow system, period features, off street parking for several cars to front and 65' low maintenance garden to rear.

## PORCH

Double glazed lead light windows and door leads into porch with light and tiled floor.

## ENTRANCE HALL 15' x 8'5 (max) (4.57m x 2.57m (max))



Hardwood front door with central opaque glazed insert and opaque lead light windows either side. Coving, radiator, wood panelled walls to plate rail, wood flooring, down lights and under stair cloaks area.

## LOUNGE/DINER 24' x 12' (7.32m x 3.66m)



Open plan lounge/diner with double glazed lead light bay window to front, glazed door and windows to rear leading to garden. Coving, three radiators, wood flooring, marble fireplace and cable TV, telephone and aerial points.

## CLOAKROOM

Coving, radiator, half tiles walls, tile effect Vinyl flooring and extractor fan. Low level WC and vanity wash hand basin on unit providing storage.

## FITTED KITCHEN 12' x 8'9 (3.66m x 2.67m)



Double glazed window to rear and double glazed door to side, wood effect vinyl floor and wall mounted Vaillant boiler. Range of wall and base units with work surfaces over and tiled returns. 1.5 bowl enamel sink with mono bloc mixer tap and drainer, space for range cooker with SMEG brushed steel extractor hood over, space and plumbing for washing machine and dishwasher.

## LANDING 23' x 8'7 max (7.01m x 2.62m max)

Stairs with wooden treads and balustrade lead up to landing with double glazed lead light window to front, coving, radiator, wood flooring, downlights and loft access hatch. Airing cupboard housing Megaflo system.

## BEDROOM ONE 14'8 x 11'6 (4.47m x 3.51m)



Double glazed window to rear, coving, radiator, wooden flooring and down lights.

**EN SUITE WITH SAUNA 8'2" x 5'8" (plus sauna/steam room) (2.49m x 1.73m (plus sauna/steam room))**



Fully tiled walls, corner shower cubicle with wall mounted controls, overhead shower and body jets, low level WC, extractor fan and chrome ladder towel warmer. Stainless steel bowl sink inset in glass top on vanity unit with storage below and mirror with lights over and sauna/steam room to one side.

**BEDROOM TWO 12'2" x 12' (3.71m x 3.66m)**



Double glazed lead light window to front, coving, radiator and wood flooring.

**BEDROOM THREE 9' x 9'3" (2.74m x 2.82m)**



Double glazed window to rear, coving, radiator and wooden flooring.

**FAMILY BATHROOM 10' x 6' max (3.05m x 1.83m max)**



Two opaque double glazed windows to side, coving, downlights and white ladder towel warmer. Fully tiled walls and floor, wash hand basin with mono bloc mixer tap in unit with storage below and mirror with light over, concealed cistern low level WC, bidet, jacuzzi bath with central shower with wall mounted controls and screen.

## REAR GARDEN 65' x 30' (19.81m x 9.14m)



Rear garden featuring large patio area leading to laid lawn with wooden storage shed to side, outside light and tap and side access gate.

## FRONTAGE



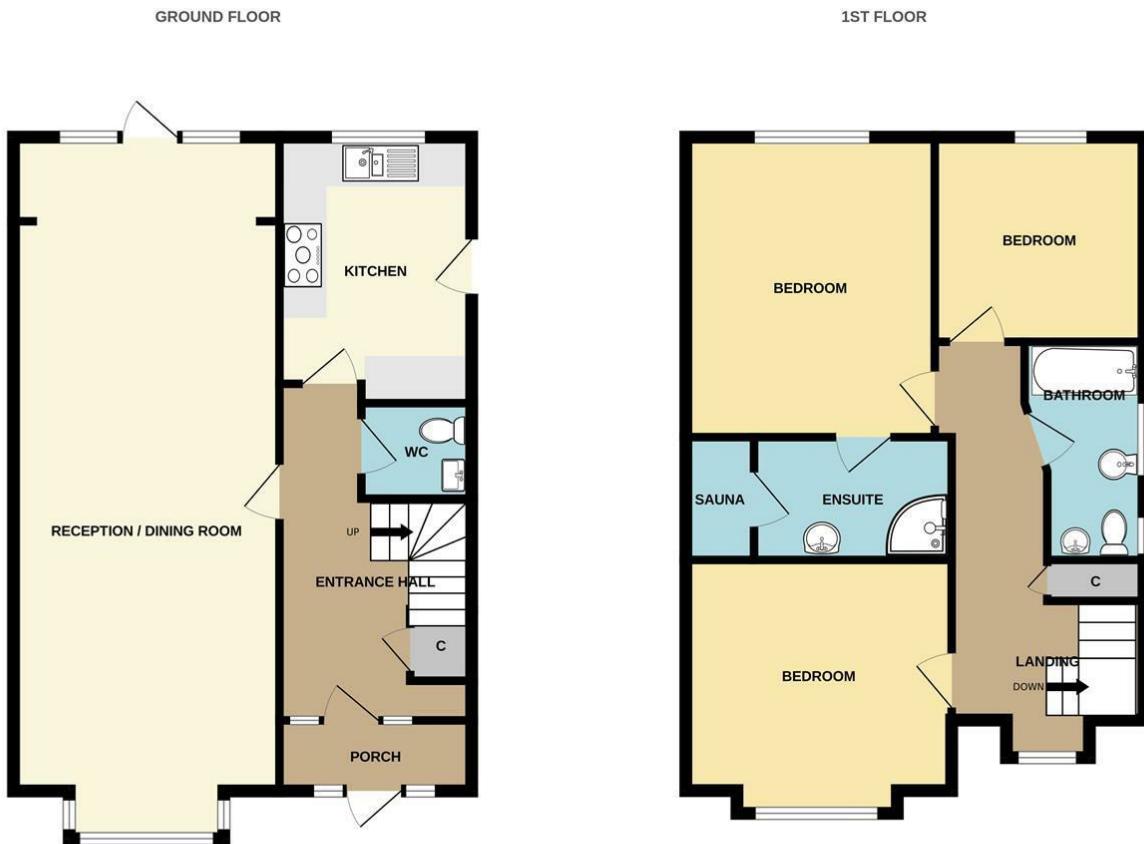
Block paved driveway providing off street parking for several cars with laid lawn area and mature shrub borders.

## TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 125sqm (Approx 1345sqft)

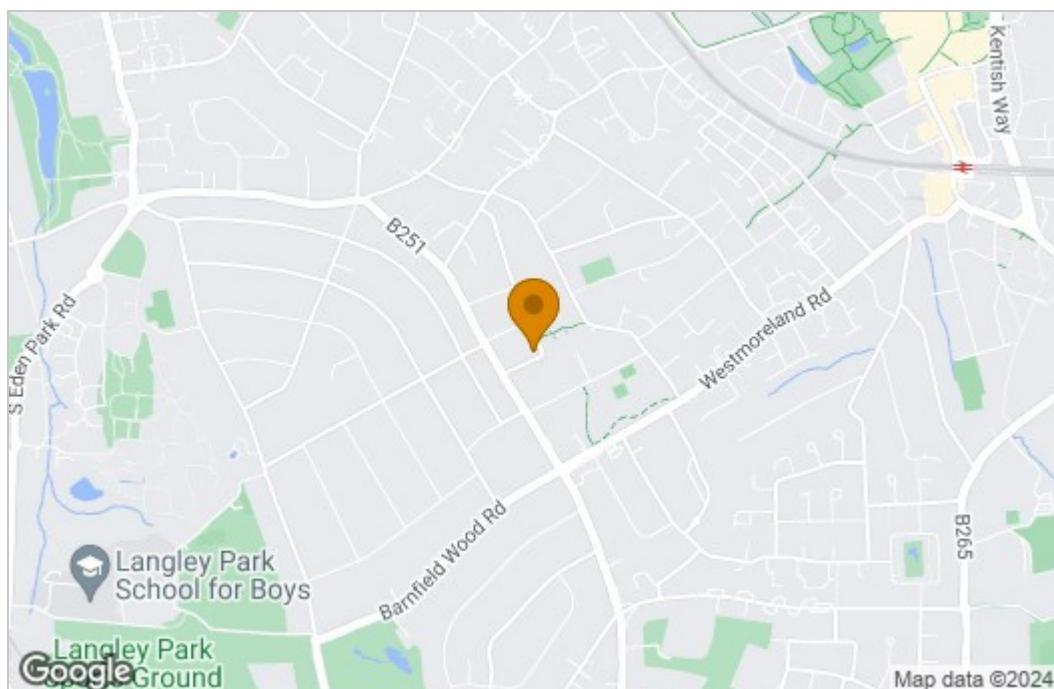
## COUNCIL TAX BAND 'G'

## Floor Plan

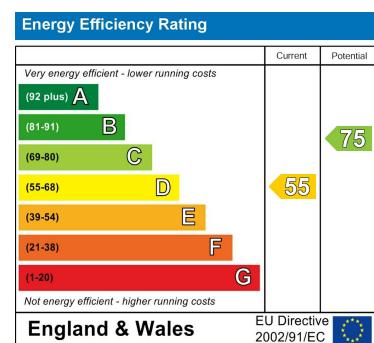


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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