

Beckenham/Bromley

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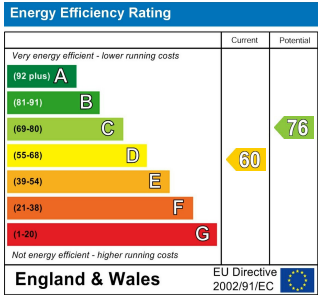


31 Woodlea Drive, Bromley, Kent, BR2 0UG

FREEHOLD

£850,000

Spacious three double bedroom detached family home on a popular residential road close to local shops, good local schools, parks, convenient bus routes, Bromley High Street and Bromley South Station with 17 minute fast link to London. Offering excellent potential the property features dual aspect 23'7 x 14'1 lounge/diner, modern fitted kitchen, cloakroom and family bathroom. The secluded rear garden is 100ft, there is a garage to side and generous frontage providing off-street parking with potential for more. The property has ample potential to extend to the side rear and loft (STPP) as many others in the road have.



- **THREE DOUBLE BEDROOMS**
 - **FITTED KITCHEN**
 - **100' SECLUDED REAR GARDEN, GARAGE & OFF STREET PARKING**
 - **AMPLE ROOM TO EXTEND TO SIDE, REAR AND LOFT (STPP)**
- **23'7 X 14'1 LOUNGE/DINER**
 - **MODERN FAMILY BATHROOM & CLOAKROOM**
 - **CLOSE TO LOCAL SHOPS, BUS LINKS, PARK & GOOD LOCAL SCHOOLS**
 - **SHORT DISTANCE FROM BROMLEY SOUTH STATION (LONDON 17 MINS), BROMLEY HIGH STREET & AMENITIES**

OPEN PORCH
Open porch with outside light.

ENTRANCE HALL 13'2 x 7'4 (4.01m x 2.24m)
Hardwood front door with opaque glazed insert leads into entrance hall. Opaque double glazed lead light window to front, radiator, parquet flooring and under stair cupboard with consumer unit.

CLOAKROOM 5'6 x 2'5 (1.68m x 0.74m)
Half tiled walls, extractor fan and wood laminate floor. Low level WC with vanity wash hand basin and mono bloc mixer tap and mirror over

LOUNGE/DINER 23'7 x 14'1 (7.19m x 4.29m)
Dual aspect with double glazed lead light window to front and rear with fitted blinds. Radiator, wall lights and parquet flooring. Brick feature fireplace with tiled mantle (unused)

FITTED KITCHEN 12'11 x 10' (3.94m x 3.05m)
Double glazed window to rear with fitted blinds and double glazed personal door to side. Range of wall and base units with marble effect work surfaces over, local tiling and 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated dishwasher, four ring ceramic hob with extractor hood over and oven below. Ideal boiler concealed in wall unit, space and plumbing for washing machine and space for tall fridge freezer. Wood effect Vinyl flooring.

LANDING 7'3 x 6'10 (2.21m x 2.08m)
Double glazed lead light window to front with fitted blinds. Loft access hatch.

BEDROOM ONE 14' x 12'1 (4.27m x 3.68m)
Double glazed window to rear with fitted blinds, radiator and range of fitted wardrobes with sliding doors.

BEDROOM TWO 10' x 9'1 (3.05m x 2.77m)
Double glazed window to rear with fitted blinds and radiator.

BEDROOM THREE 10'10 x 10'4 (3.30m x 3.15m)
Double glazed lead light window to front with fitted blinds and radiator.

FAMILY BATHROOM 7'3 x 7' (2.21m x 2.13m)
Two opaque double glazed windows to side, Half tiled walls and tile effect Vinyl flooring. Airing cupboard housing Stelflow cylinder and shelving, chrome ladder towel warmer and extractor fan. Fully tiled bath area with wall mounted controls, shower over, hand wand and screen. Low level WC, pedestal wash hand basin with mixer tap and mirror above.

REAR GARDEN 100' x 40' (30.48m x 12.19m)
Patio area leads to laid lawn with mature tree and shrub borders. Wooden storage shed to rear with decked seating area. Side access gate, outside tap and lights.

GARAGE 16'2 x 8'3 (4.93m x 2.51m)
Up and over door to front, personal door to rear and light.

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

TOTAL FLOOR AREA
The internal area as per the Energy Performance Certificate is 98sqm (Approx. 1055sqft)

COUNCIL TAX BAND 'F'

Directions

From our offices continue up Woodlea Drive and the property is on the left hand side.

