



35 Gravel Road, Bromley, Kent, BR2 8PE

FREEHOLD

£750,000

Extended four bedroom semi detached house located in a quiet residential road in Bromley within walking distance of Ravenswood School and close to local shops and restaurants and excellent local bus routes to central Bromley & Orpington. Superbly presented the property has driveway to front with off street parking for several cars and mature 180'+ rear garden to immerse yourself in. Internally there is a 26' x 12' double reception, 27'8 x 11'4 kitchen/breakfast room with integrated appliances and utility room, cloakroom and large conservatory. There are three bedrooms (bedroom three currently being used as a study) and family bathroom upstairs with the fourth bedroom with en suite shower room downstairs making an ideal guest room/annex as required. Fantastic family home in excellent condition just waiting to be viewed.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	
EU Directive 2002/91/EC	

- **26' X 12' DOUBLE RECEPTION AND 27'8 X 11'4 BREAKFAST KITCHEN**
- **THREE FIRST FLOOR BEDROOMS & FAMILY BATHROOM**
- **UTILITY ROOM & CLOAKROOM**
- **OSP TO FRONT FOR SEVERAL CARS**
- **GROUND FLOOR FOURTH BEDROOM WITH EN SUITE SHOWER ROOM**
- **WALKING DISTANCE TO RAVENSWOOD SCHOOL**
- **180' X 30' MATURE REAR GARDEN**
- **CLOSE TO AMENITIES AND GOOD BUS ROUTES**

ENTRANCE HALL

Opaque lead light double glazed front door with double glazed window to side leads into entrance hall. Dado rail, radiator in cover, under stair cupboard and wood laminate flooring.

CLOAKROOM

Light with automatic extractor fan, wood panelled walls to dado rail and ceramic tiled floor. Low level WC, wash hand basin on vanity unit with storage below and shelf with mirror above.

DOUBLE RECEPTION 26' x 12' (7.92m x 3.66m)

Double glazed lead light window to front, two radiators with one with cover and wood laminate flooring. Ornate cornice, picture rail, gas feature fireplace with marble surround and coal effect fire (not currently used).

KITCHEN/BREAKFAST ROOM 27'8 x 11'4 (8.43m x 3.45m)

Ante room leads to breakfast area with wood laminate flooring, double glazed French doors to conservatory, radiator in cover and range of wall and base units with wood effect work surfaces over and local tiling. Kitchen area has double glazed window to rear, double glazed door to conservatory, ceramic tiled floor and central island with quartz work surface over. Range of wall units with under lights, base units with granite work surfaces over, double enamel sink with mono bloc mixer tap, five hob gas Rangemaster cooker with lights over and integrated slimline dishwasher. Space and plumbing for American style fridge/freezer (negotiable).

UTILITY ROOM 8'10 x 5' (2.69m x 1.52m)

Range of work surfaces with space and plumbing for tumble dryer and washing machine, high level drying, cloak and shoe storage and ceramic tiled floor.

CONSERVATORY 16'9 x 8' (5.11m x 2.44m)

Double glazed conservatory with French doors to garden. Radiator in cover and fitted blinds to two sides.

BEDROOM FOUR 15'8 x 8'5 (4.78m x 2.57m)

Double glazed lead light window to front, radiator in cover and wood laminate flooring.

EN SUITE SHOWER ROOM 8'3 x 3'8 (2.51m x 1.12m)

Fully tiled double shower cubicle with wall mounted Triton electric shower, extractor fan, wash hand basin on vanity unit with storage below and wall mounted mirror.

LANDING 7'11 x 6'11 (2.41m x 2.11m)

Double glazed lead light window to side, dado rail and loft access hatch.

BEDROOM ONE 13'6 x 10' into bay and to wardrobes (4.11m x 3.05m into bay and to wardrobes)

Double glazed lead light bay window to front, radiator in cover and range of fitted wardrobes to one wall.

BEDROOM TWO 10'10 x 9'8 to wardrobes (3.30m x 2.95m to wardrobes)

Double glazed window to rear, picture rail and radiator in cover. Range of fitted wardrobes to one wall.

BEDROOM THREE 7'9 x 7' (2.36m x 2.13m)

Currently used as an office. Double glazed lead light window to front, picture rail, wall light and fitted shelving and cabinets.

FAMILY BATHROOM 6'9 x 6'2 (2.06m x 1.88m)

Opaque double glazed window to rear, fully tiled walls and ceramic tiled floor. Extractor fan, chrome ladder towel warmer, low level WC, wash hand basin on vanity unit with storage below, glass shelf and electric shaver point. Panel bath with shower above and wall mounted controls.

REAR GARDEN 180' x 30' approx (54.86m x 9.14m approx)

Large patio area with outside tap, and light leads to large laid lawn area with mature tree and shrub borders with water feature, decked area to left hand side, wooden storage shed, greenhouse and 24' x 6'9 brick built shed with power and light to right hand side. Composting area behind rear fence.

FRONTAGE

Brick bloc paved driveway accessed via metal swing gates providing off street parking for several cars with raised flower beds to either side.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 135sqm (Approx 1453sqft)

COUNCIL TAX BAND 'F'

Directions

From Bromley Bus Garage turn right along Hastings Road toward Bromley. Take the third left into Oakley Road and Gravel Road is the third turning on the left. The property is on the right hand side about two thirds of the way down.



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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