



## Woodlea Drive, Bromley, BR2 0UG

**£800,000 Freehold**

Spacious 'Chain Free' three bedroom detached house close to Highfield, Langley and Pickhurst schools. Accessed via large paved driveway offering ample parking, the property offers two large reception rooms plus study, fitted kitchen with integrated appliances, shower room and family bathroom. There is a 60' x 50' rear garden plus double garage to side giving ample opportunity to extend (STPP). Other benefits include new radiators throughout plus Megaflow system and Harvys water softener.

## **PORCH**

Double glazed porch with sliding door.

## **STUDY 12'2 x 10'2 (3.71m x 3.10m)**



Double glazed window and door to front, radiator and wood laminate floor. Stairs to first floor and under stair cupboard.

## **RECEPTION ONE 20'5 x 12'6 (6.22m x 3.81m)**



Dual aspect with double glazed windows to front and rear, radiator and wood laminate floor. Electric 'coal effect' feature fireplace, broadband and cable TV point.

## **FITTED KITCHEN 12'2 x 8'6 (3.71m x 2.59m)**



Two double glazed windows to rear and ceramic tiled floor with under floor heating. Range of wall and base units with work surfaces over and glass splashbacks, stainless steel sink with mixer tap, drinking water tap and drainer. Integrated dishwasher and washing machine, Bosch hob with Zanussi extractor fan over and gas oven below.

## **LOBBY 6'7 x 6'1 (2.01m x 1.85m)**

Opaque double glazed door to rear and personal door to garage. Radiator and ceramic tiled floor with under floor heating.

## **SHOWER ROOM 7'10 x 5'3 (2.39m x 1.60m)**



Skylight, fully tiled walls and floor, recessed shelving, extractor fan and concealed cistern low level WC. Shower cubicle with wall mounted controls, overhead shower and wand, wash hand basin with mono bloc mixer tap and mirror over.



**RECEPTION TWO 17'11 x 11'4 (5.46m x 3.45m)**



Dual aspect with double glazed windows to side and rear, radiator and wood laminate floor.

**LANDING 8'9 x 5'8 (2.67m x 1.73m)**

Opaque double glazed window to rear, radiator and loft access hatch.

**BEDROOM ONE 14'8 x 13'3 (4.47m x 4.04m)**



Double glazed window to front, radiator and built in double wardrobe.

**BEDROOM TWO 12'8 x 10'2 (3.86m x 3.10m)**



Double glazed window to front, radiator and built in double wardrobe.

**BEDROOM THREE 9'2 x 8' (2.79m x 2.44m)**



Double glazed window to rear and radiator.

**FAMILY BATHROOM 6' x 5'6 (1.83m x 1.68m)**



Opaque double glazed window to rear, chrome ladder towel warmer, extractor fan, fully tiled walls and floor. Panel bath with wall mounted shower and

wand, low level WC and wash hand basin on vanity unit with mono bloc mixer tap and mirror over.

**REAR GARDEN 80' x 50' approx (24.38m x 15.24m approx)**



Mainly laid to lawn with mature shrub borders and large patio area and side access gate.

**DOUBLE GARAGE 16'4 x 16' (4.98m x 4.88m)**  
Sliding wooden doors to front, power and light.

**FRONTAGE 50' x 25' approx (15.24m x 7.62m approx)**



Brick block paved driveway providing off street parking for several cars leads to double garage. Laid lawn area to side with shrub border and retaining wall to front.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 116sqm (Approx 1249sqft)

**COUNCIL TAX BAND 'F'**

# Floor Plan

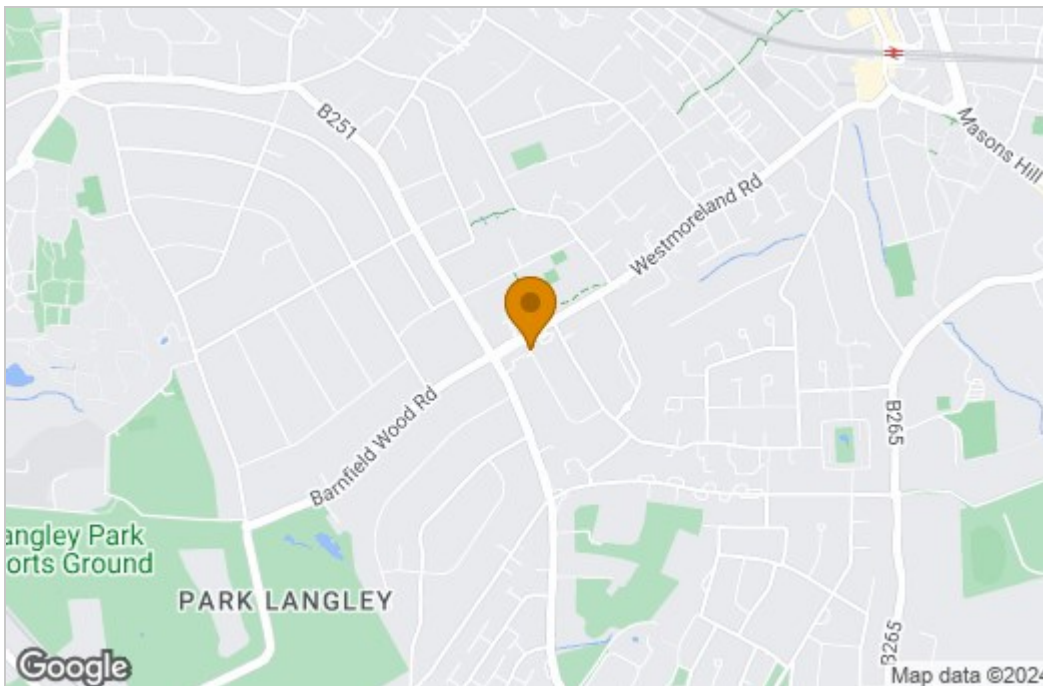
GROUND FLOOR

1ST FLOOR

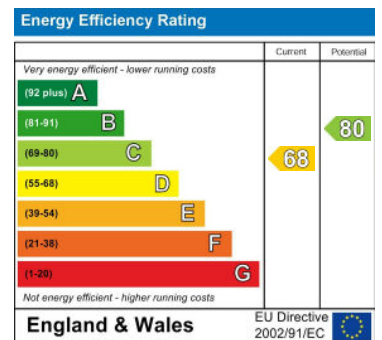


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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