



**Dartmouth Road, Bromley, BR2 7NF**

**£775,000 Freehold**

Spacious extended four bedroom semi detached house with potential to extend further (STPP). Located on a quiet and popular residential road close to Hayes Primary and Secondary and Ravensbourne schools and within easy reach of both Old Hayes and Hayes High Street and mainline train station. Currently offering two receptions, extended fitted kitchen with appliances and shower room downstairs with the four bedrooms and family bathroom upstairs. Outside is a 50' South East facing rear garden with off street parking for two cars to front with garage and garden to side.



**PORCH 6' x 2' (1.83m x 0.61m)**

Double glazed porch.

**ENTRANCE HALL 14' x 5'8 (4.27m x 1.73m)**

Opaque double glazed front door with opaque double glazed lead light windows to either side leads into entrance hall. Radiator, two under stair cupboards and stripped wood flooring.

**LOUNGE 13' x 12'3 (3.96m x 3.73m)**

Double glazed lead light bay window to front, coving, radiator and coal effect gas feature fireplace with wood mantle and marble hearth.

**DINING ROOM 12' x 12' (3.66m x 3.66m)**



Double glazed sliding doors to rear leading to conservatory. Coving, radiator, wood laminate floor and coal effect gas feature fireplace with wood mantle and marble hearth.

**CONSERVATORY 10'9 x 8'6 (3.28m x 2.59m)**



Double glazed conservatory with radiator and ceramic tiled floor.

**LOBBY 5'2 x 4'4 (1.57m x 1.32m)**

Opaque double glazed door to side, ceramic tiled floor and wall mounted combination boiler.

**SHOWER ROOM 6' x 4' (1.83m x 1.22m)**

Opaque double glazed window to side, extractor fan, chrome ladder towel warmer, fully tiled walls and floor. Double shower cubicle with wall mounted controls, concealed cistern low level WC, wash hand basin with vanity unit below and mirror, lights and bathroom cabinet above.

**FITTED KITCHEN 16'9" x 12'0" (I-shaped) (5.13m x 3.66m (I-shaped))**



Two double glazed windows to rear, radiator and tile effect laminate flooring. Range of wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with mixer tap and drainer, integrated five ring gas hob with extractor hood over, fridge freezer, under counter fridge, Bosch double electric oven and dishwasher and Whirlpool washing machine.

**LANDING 8'2 x 7'2 (2.49m x 2.18m)**

Opaque double glazed window to side, and loft access hatch with ladder leading to boarded loft with light.

**BEDROOM ONE 12'4" x 9'8" (to wardrobes) (3.76m x 2.95m (to wardrobes))**



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



### **BEDROOM TWO 11'2 x 9'9 (3.40m x 2.97m)**



Double glazed window to rear, radiator, wood laminate floor and range of fitted wardrobes to one wall.

### **BEDROOM THREE 14'6 x 12'2 (max) (4.42m x 3.71m (max))**

Double glazed window to rear, two sets of fitted wardrobes, vanity unit and high level storage units.

### **BEDROOM FOUR 9' x 7' (2.74m x 2.13m)**

Double glazed oriel window to front and double glazed window to side, radiator and storage cupboard. Currently set up as a study with fitted units.

### **FAMILY BATHROOM 11'7 x 9'1 (3.53m x 2.77m)**



Opaque double glazed window to front and high level opaque double glazed window to side. Radiator, vinyl floor, chrome ladder towel warmer and fully tiled walls. Panel bath with shower mixer tap, pedestal wash hand basin and low level WC.

### **REAR GARDEN 50' (approx) (15.24m (approx))**



SE facing rear garden, mainly laid to lawn with mature shrub beds, patio area with path to rear, outside tap and wooden storage shed.

### **GARAGE TO SIDE**

Up and over door to front and personal door to rear leading to side access for garden.

### **FRONTAGE**



Paved driveway providing off street parking for two cars and laid lawn area to side with mature shrub borders.

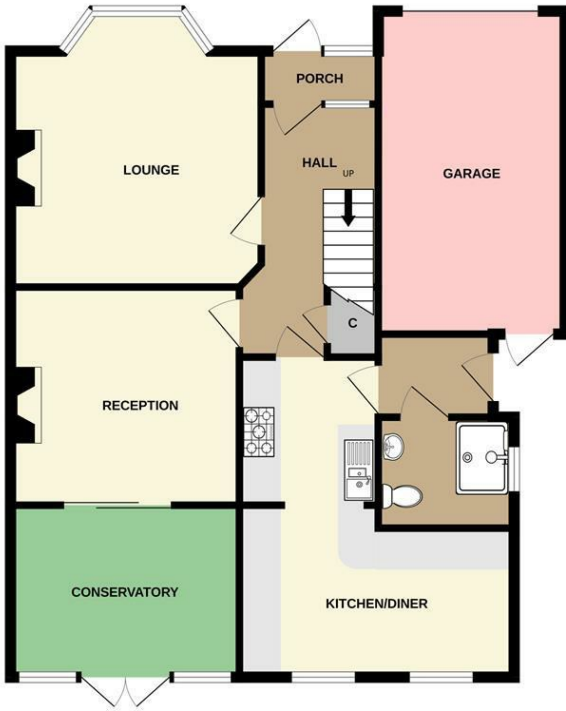
### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 118sqm (Approx 1270sqft)

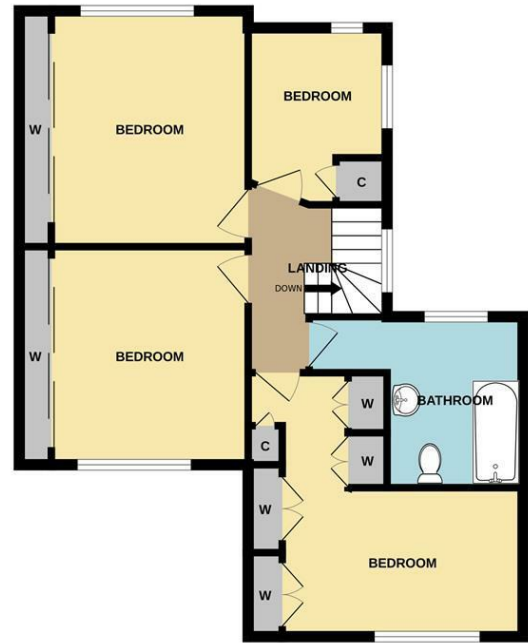
### **COUNCIL TAX BAND 'F'**

# Floor Plan

GROUND FLOOR

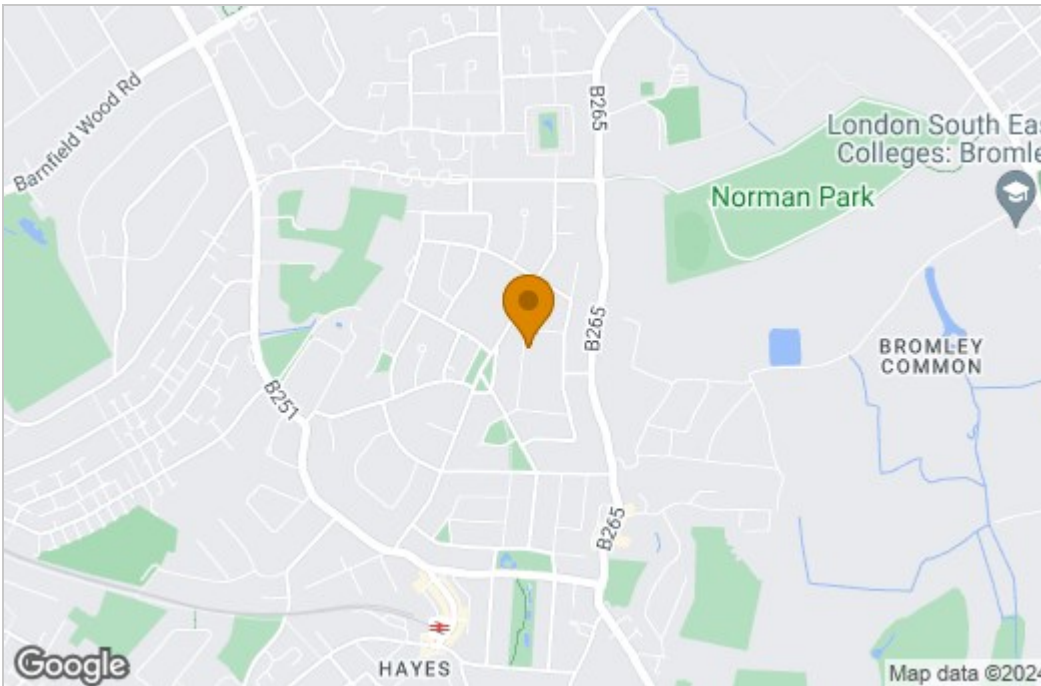


1ST FLOOR

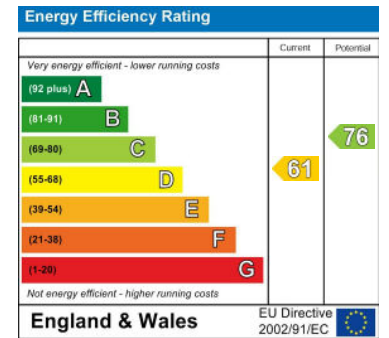


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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