



## **Broadoaks Way, Bromley, BR2 0UA**

**£1,000,000 Freehold**

Superb 'Derby built' five bedroom detached house, offered 'Chain Free' and located in Broadoaks Way, a sought after residential conservation road. The gabled front bays are part of the distinctive attractive facade of the properties in the road with driveway offering off street parking leading to integral garage and front garden, with large garden to rear ideal for children to make dens and adventures in. The property was extended over the garage adding an extra bedroom and more recently the downstairs cloakroom has been extended to create a shower room. The property has well proportioned rooms throughout and whilst requiring some modernisation the size and location are ideal to create what will become your perfect forever family home with good local shops and schools within walking distance, as well as Bromley South train station connecting you to Central London in just 17 minutes.

### **ENTRANCE HALL 18'6 x 7' (5.64m x 2.13m)**



Hardwood front door with opaque glazed insert and opaque glazed window to side leads into entrance hall. Under stair storage and radiator.

### **SHOWER ROOM 7'2 x 5' (2.18m x 1.52m)**



Opaque lead light window to side, fully tiled double shower cubicle with wall mounted electric shower, half tiled walls and cork tile flooring. Radiator, low level WC, wall mounted vanity wash hand basin, electric shaver point and extractor fan.

### **LOUNGE 18'2 x 12'8 (into bay) (5.54m x 3.86m (into bay))**



Double glazed bay window to front and glazed opaque lead light window to side, coving and radiator. Wall mounted gas fire (not connected).

### **DINING ROOM 18'2 x 12'7 (5.54m x 3.84m)**



Double glazed windows and French doors to rear and glazed opaque lead light window to side. Radiator and wall mounted gas fire (not connected).

### **KITCHEN 15'9 x 10' (max) (4.80m x 3.05m (max))**



Hardwood door and opaque glazed window to side and double glazed window to rear. Range of wall and base units with work surfaces over, stainless steel sink with taps and double drainer, floor mounted Potterton Kingfisher 2 boiler, space and point for gas cooker and tile effect Vinyl flooring.

### **INTEGRAL GARAGE 16'8 x 8' (5.08m x 2.44m)**

Internal door leads to integral garage with wooden swing doors to front, opaque glazed window side, tap, power and light.

### **LANDING 11'2 x 7' (3.40m x 2.13m)**

Coving and loft access hatch with ladder to partially boarded loft with light.

**BEDROOM ONE 18' x 12'9 (5.49m x 3.89m)**



Double glazed bay window to front, coving, radiator and fitted cupboard.

**BEDROOM TWO 14'8 x 12'6 (4.47m x 3.81m)**



Double glazed window to rear, picture rail, radiator, fitted cupboard and hand wash basin in vanity unit with storage below and local tiling.

**BEDROOM THREE 11'8 x 9'10 (3.56m x 3.00m)**



Double glazed window to front, picture rail, radiator and eaves storage.

**BEDROOM FOUR 10'6 x 8'4 (max) (3.20m x 2.54m (max))**



Dual aspect with double glazed windows to front and side and radiator.

**BEDROOM FIVE 10' x 6'5 (3.05m x 1.96m)**



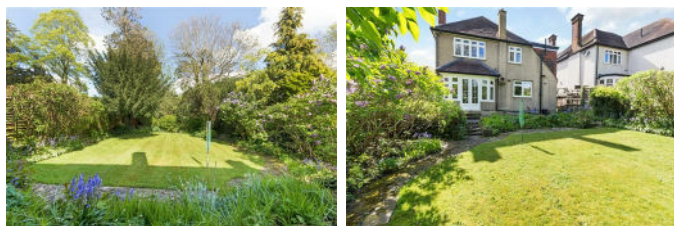
Double glazed window to rear, radiator and airing cupboard.

**FAMILY BATHROOM 10'1 x 5'9 (3.07m x 1.75m)**



Opaque double glazed window to side, radiator and tile effect Vinyl flooring. Panel bath with shower mixer tap, half tiled walls with fully tiled walls around bath, low level WC and pedestal wash hand basin with mixer tap, wall mounted mirror and electric shaver point.

**REAR GARDEN 115' x 40' approx (35.05m x 12.19m approx)**



Large rear garden mainly laid to lawn with mature fruit trees and shrub borders with side access gate and and patio.

**FRONTAGE 31'11" x 39'11" approx (9.75m x 12.19m approx)**



Paved driveway leading to garage and proving off street parking for several cars with lawn area to side and mature shrub borders.

**TOTAL FLOOR AREA**

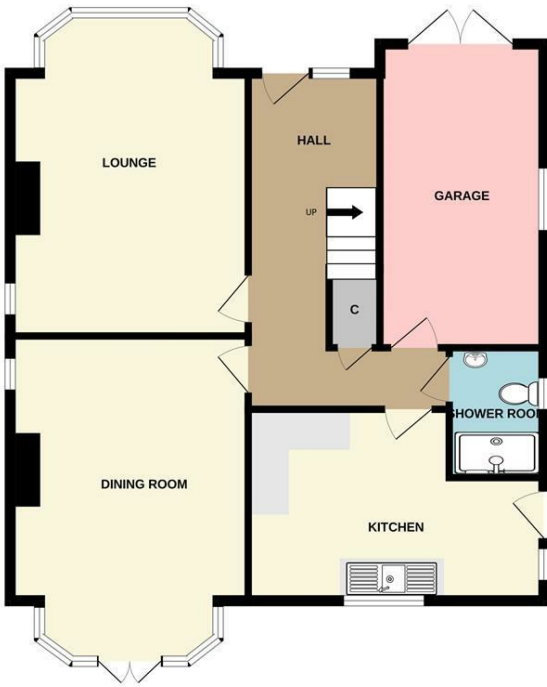
The internal area as per the Energy performance certificate is 146sqm (Approx 1571sqft)

**COUNCIL TAX BAND 'G'**

# Floor Plan

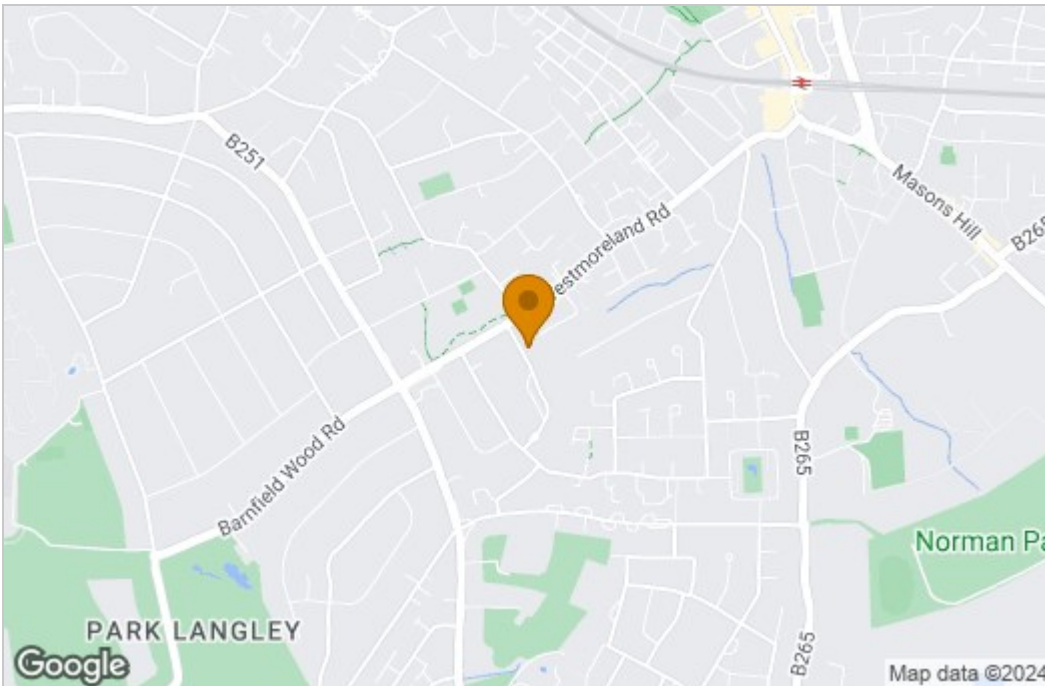
GROUND FLOOR

1ST FLOOR

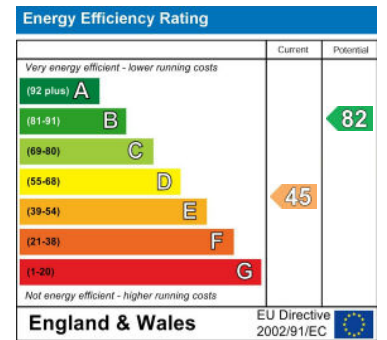


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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