

## Scotts Lane, Bromley, BR2 0LX

**£875,000 Freehold**

Sizable 'Chain Free' semi detached family home located in one of the most prestigious road in Shortlands close to Clare House, St Christophers, Bishop Challoner and Harris Schools and equidistant from Beckenham & Shortlands shops and stations. The property requires modernisation throughout but offers spacious rooms with high ceilings and the ability to extend to the side and into the loft (STPP). The accommodation comprises 17' x 14'10 drawing room, 25'3 x 12'4 lounge/diner, 16'6 x 9' kitchen, cloakroom to the ground floor with four bedrooms and family bathroom to the first floor. There is ample off street parking for 4-5 cars on the front driveway and a secluded garden to rear. To the side there is ample space for a two storey side extension should it be required, after which the enlarged loft space would make for an exceptional master suite, all subject to planning permissions. Exceptional family home requiring works to restore to its former glory.



**PORCH 7' x 4'9 (2.13m x 1.45m)**

Glazed porch with wall lights.

**ENTRANCE HALL 17'6 x 6'5 (5.33m x 1.96m)**

Hardwood front door with opaque glazed lead light inserts and opaque lead light windows either side leads into entrance hall. Coving, dado rail and under stair storage cupboard.

**CLOAKROOM**

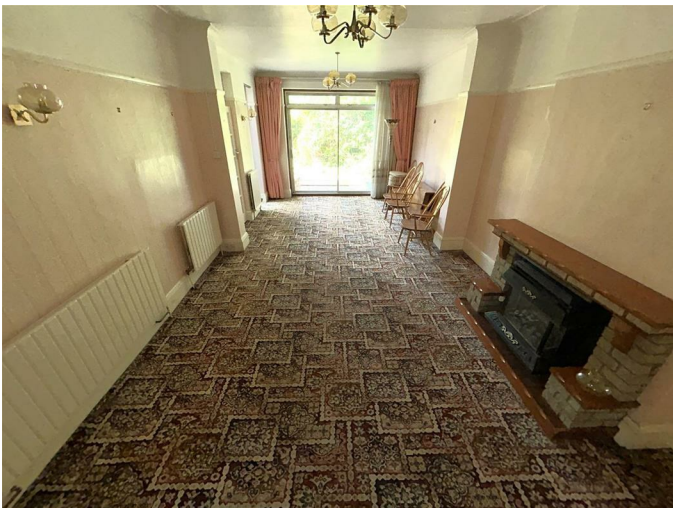
Opaque double glazed window to side. Low level WC, wall mounted corner vanity wash hand basin, mirrored bathroom cabinet and fully tiled walls.

**DRAWING ROOM 17' x 14'10 into bay (5.18m x 4.52m into bay)**



Bay window to front, coving, picture rail, two radiators and parquet flooring.

**LOUNGE/DINER 25'3 x 12'4 (7.70m x 3.76m)**



Double glazed sliding doors to rear and double glazed window to side. Coving, picture rail, three radiators, wall lights and electric coal effect feature fireplace with brick and wood mantle.

**FITTED KITCHEN 16'6 x 9'1 (5.03m x 2.77m)**



Double glazed window to rear, door to side, radiator and Vinyl flooring. Range of wall and base units with work surfaces over and local tiling, stainless steel double sink with mixer tap and drainer, integrated electric hob with extractor hood over and integrated double electric oven,. Space and plumbing for washing machine.

**LANDING 15'3 x 9'8 (4.65m x 2.95m)**



Opaque double glazed lead light stained glass window to side, coving, dado rail and loft access hatch.



**BEDROOM ONE 17'2 x 11'7 into bay and to wardrobes (5.23m x 3.53m into bay and to wardrobes)**



Secondary glazed bay window to front, coving, picture rail and radiator. Range of fitted wardrobes to one wall.

**BEDROOM TWO 19' x 17'4 into bay (5.79m x 5.28m into bay)**



Bay window to rear, coving, picture rail and radiator. Range of fitted wardrobes to one wall.

**BEDROOM THREE 9'7 x 8'6 (2.92m x 2.59m)**



Double glazed window to rear, picture rail and radiator. Cupboard housing immersion tank and wall mounted Worcester Bosch boiler.

**BEDROOM FOUR 8'11 x 7'5 (2.72m x 2.26m)**



Oriel bay window to front, picture rail, radiator and selection of wall mounted cupboards.

**FAMILY BATHROOM 6'7 x 6'5 (2.01m x 1.96m)**



Opaque double glazed window to rear, radiator in

cover, fully tiled walls and Vinyl tiled floor. Low level WC, panel bath with shower mixer tap, pedestal wash hand basin with mono bloc mixer tap, wall mounted mirror and electric shaver point.

**WORKSHOP & COVERED SIDE AREA 33' x 10'**  
**(10.06m x 3.05m)**



Wooden storage shed with water and power with covered parking/workspace with swing doors to front and brick built coal shed to side.

**REAR GARDEN 55' x 38' (16.76m x 11.58m)**



Patio area with outside light leads to decking and garden mainly laid to lawn with mature tree and shrub borders.

**FRONTAGE 43' x 38' (13.11m x 11.58m)**



Brick block paved driveway providing off street parking for 4/5 cars and outside light. Mature tree and shrub borders with hedging to front and side.

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 142qm (Approx 1528sqft)

**COUNCIL TAX BAND 'F'**

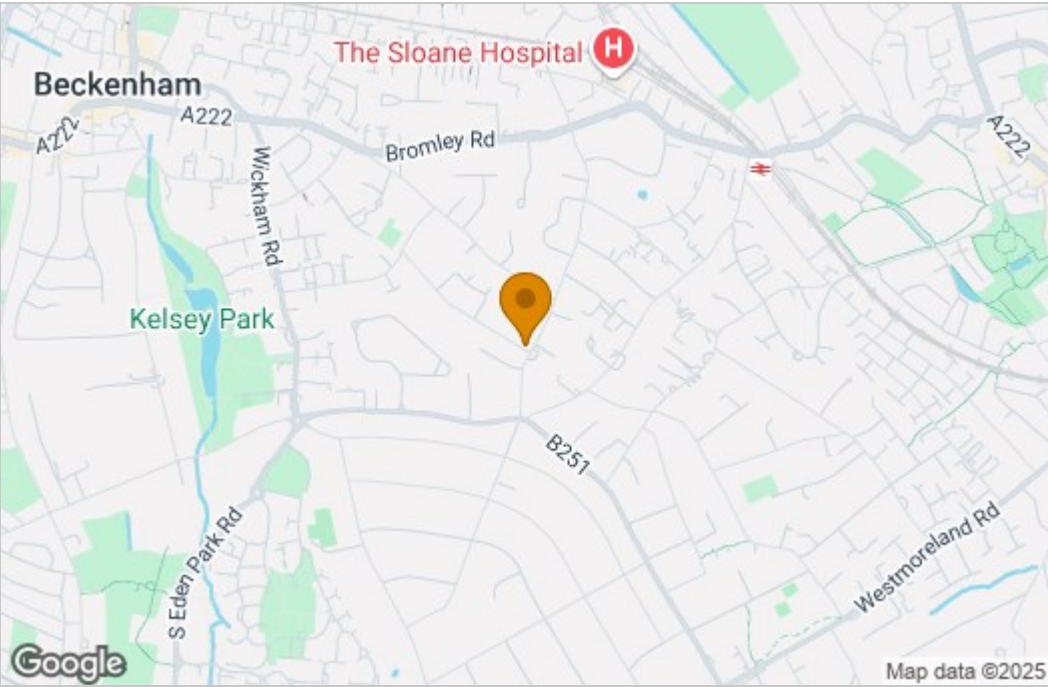


Floor Plan

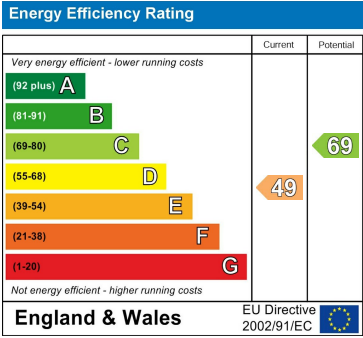


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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