



Cumberland Road, Bromley, Kent, BR2 0PW

£1,750,000 Freehold



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ENTRANCE HALL

26' x 7'6 (7.92m x 2.29m)

Composite front door with lead light double glazed windows either side leads into entrance hall with two radiators in covers, Amtico flooring and under stairs storage cupboard.

CLOAKROOM

12'5 x 3'2 (3.78m x 0.97m)

Opaque double glazed window to side, ceramic tiled floor and down lights. Low level WC, bowl sink on tiled surface with wall mounted tap and controls.

DINING ROOM

12'3 x 11' (3.73m x 3.35m)

Double glazed window to front, coving and radiator.

LOUNGE

25' x 12'7 (7.62m x 3.84m)

Double glazed window to front, coving and two radiators with covers. Glass doors to Sun Room and Virgin point.

SUN ROOM

21'2 x 12'5 (6.45m x 3.78m)

Double glazed windows to side and rear and double glazed French doors to rear and atrium. Two radiators, under floor heating, down lights and wall lights.

FAMILY ROOM/RECEPTION THREE

12'5 x 10'9 (3.78m x 3.28m)

Double glazed window to rear, coving, radiator and personal door to garage.

INTEGRAL GARAGE

18'5 x 18' (5.61m x 5.49m)

Electric up and over door to front, power, light and personal door to rear. Comfortably fits two cars with shelving to side and rear.

OFFICE/STUDY

10' x 7' (3.05m x 2.13m)

Double glazed window to rear, coving and radiator.

FITTED KITCHEN/BREAKFAST ROOM

19'7 x 17' (5.97m x 5.18m)

Double glazed windows to side and rear and double glazed French doors to rear and atrium. Range of wall units with under lights, base units with granite work surfaces and returns over, large central island with granite worktop, seating and integrated microwave. Inset 1.5 bowl sink with mixer tap, space and point for six burner gas range cooker with brushed steel splash back and extractor hood over. Space and plumbing for American style fridge freezer, down lights and ceramic tiled floor with under floor heating.

UTILITY ROOM

12' x 5'3 (3.66m x 1.60m)

Double glazed window and stable door to side, ceramic tiled floor and range of wall and base units with work surfaces and returns over. Stainless steel sink with mixer tap and drainer, water softener, floor mounted Worcester Bosch boiler and space with plumbing for washing machine and tumble dryer.

LANDING

23'8 x 15'5 (l-shaped) (7.21m x 4.70m (l-shaped))

Double glazed window to front and radiator. Stairs up to bedroom five.

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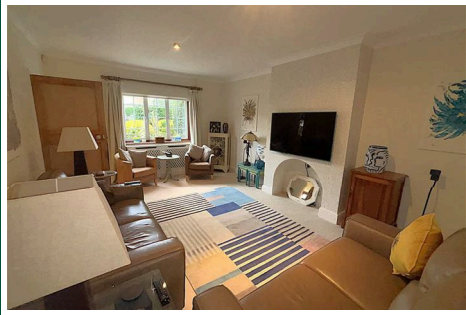
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MASTER SUITE

Master suite comprising:

MASTER BEDROOM

18' x 17'10 (max) (5.49m x 5.44m (max))

Two double glazed windows to front with fitted blinds, three radiators, down lights, TV aerial and Virgin points.

DRESSING ROOM

9'8 x 6'2 (to wardrobes) (2.95m x 1.88m (to wardrobes))

Double glazed window to rear with fitted blind, radiator, range of fitted wardrobes to one wall with vanity area, drawer units, inset sink and mirror above.

EN SUITE

15'1 x 9'8 (max) (4.60m x 2.95m (max))

Two double glazed windows to rear, two chrome towel warmers, tiled floor with under floor heating and half tiled walls. Twin bowl sinks with mono bloc mixer taps on vanity unit providing storage below, electric shaver point and mirror with glass shelf over. Bidet, low level WC and bath with wall mounted filler tap. Fully tiled shower area to one end with opaque glass block window, extractor fan, wall mounted controls and overhead shower.

BEDROOM TWO

12'4 x 11'2 (3.76m x 3.40m)

Double glazed windows to front, picture rail and radiator. Built in cupboard and range of fitted wardrobes with sliding doors to one wall.

BEDROOM THREE

12'4" x 11'1" (3.78 x 3.40)

Double glazed window to front, picture rail and radiator. Range of fitted wardrobes to one wall with vanity area to other with drawers, inset wash hand basin with mirror over.

BEDROOM FOUR

12'5 x 8'10 (3.78m x 2.69m)

Double glazed window to rear, picture rail and radiator. Fitted wardrobe, vanity area with inset wash hand basin and mirror over.

FAMILY BATHROOM

10' 8 x 5'8 (3.05m 2.44m x 1.73m)

Two double glazed windows to rear, Amtico flooring, half tiled walls with fully tiled walls to bath area. Chrome ladder towel warmer, airing cupboard, low level WC, sink inset in vanity unit with mono bloc mixer tap and mirror over. Panel bath with filler tap, screen and wall mounted electric shower.

BEDROOM FIVE

18'4 x 10'1 (restricted head height) (5.59m x 3.07m (restricted head height))

Double glazed Velux windows to side and rear and radiator.

EN SUITE

7'2 x 6'1 (2.18m x 1.85m)

Double glazed Velux window to rear, radiator, extractor fan and electric shaver point. Low level WC, vanity wash hand basin and fully tiled shower cubicle with wall mounted electric shower. Access to eaves storage space.

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REAR GARDEN

130' x 70' (approx) (39.62m x 21.34m (approx))

Side access to both sides, outside tap, lights and wood storage unit to side. Large patio seating area leading to laid lawn with predominantly evergreen garden with well stocked mature shrub beds and with hedging behind. Summer house with central ceiling light and four sockets. Central space in hedging leads to second laid lawn area with tall conifer hedge at the very rear ensuring privacy.

FRONTAGE

70' x 40' (approx) (21.34m x 12.19m (approx))

Driveway providing off street parking for two cars with private laid lawn area and shrub beds behind mature hedging.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 310sqm (Approx 3337sqft)

COUNCIL TAX BAND 'G'



Road Map



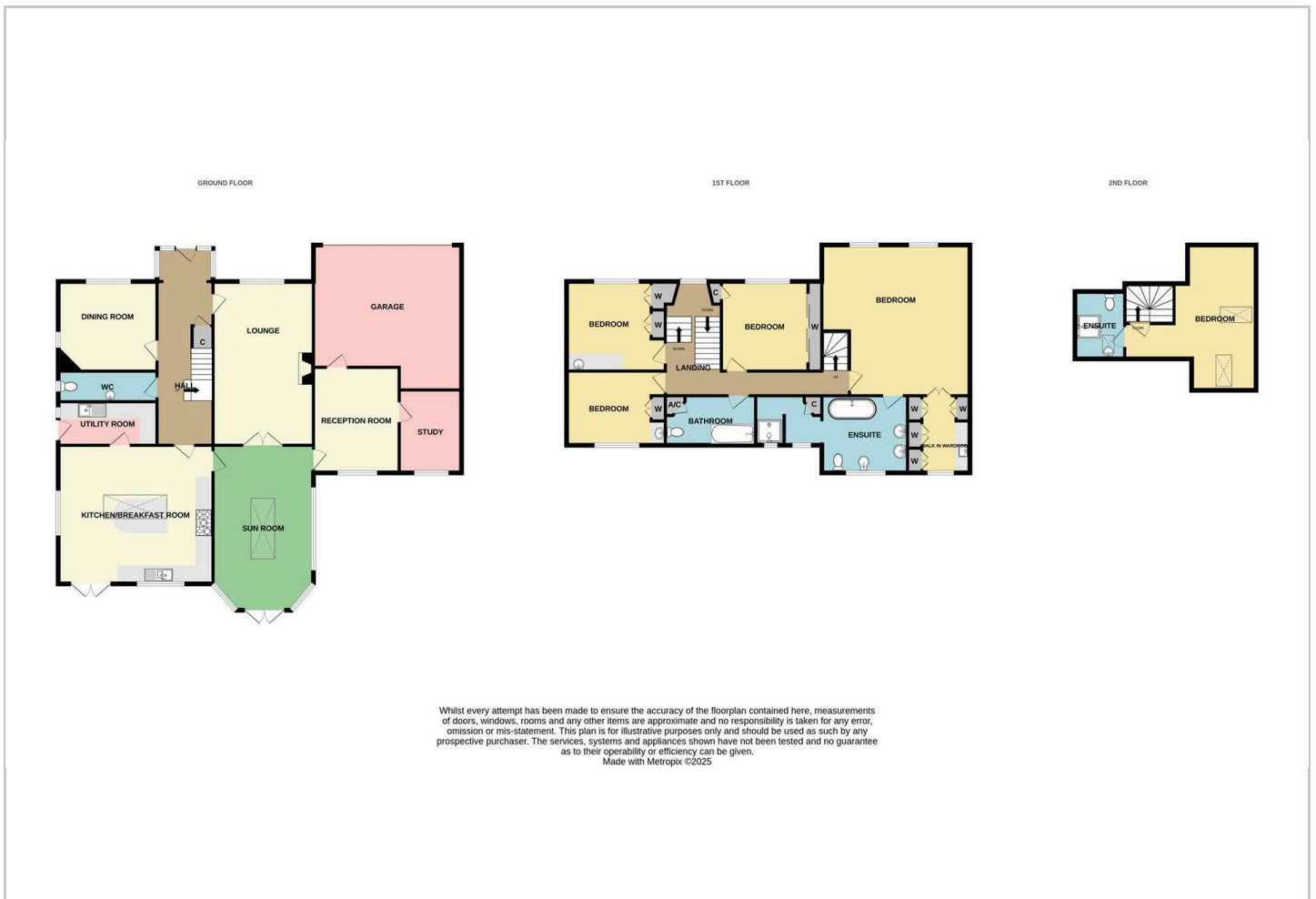
Hybrid Map



Terrain Map



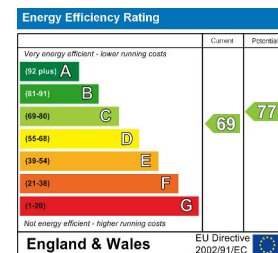
Floor Plan



Viewing

Please contact our Beckenham/Bromley Office on 02084643030 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.