EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK









Woodlea Drive, Bromley, BR2 0UG

O.I.R.O £800,000 Freehold

'Chain free' three bedroom detached house on a sought after road close to shops, transport links and excellent local schools including Highfield, Pickhurst and Langley Park. The property offers two reception rooms, a 20'5 x 12'6 fitted kitchen, family bathroom and two separate WCs. Requiring some modernisation, it presents excellent potential to extend (STPP). Further benefits include a garage to the side, off-street parking to the front and a large, secluded 100' rear garden. Just a mile from Bromley Town centre and mainline train station boasting 17 minutes services to London.

ENTRANCE HALL 12'1 x 7' (3.68m x 2.13m)

Hardwood front door with opaque glazed inserts leads into entrance hall. Coving, radiator in cover, under stair cupboard and wood flooring.

LOUNGE 19'5 12'4 (5.92m 3.76m)




Double glazed lead light window to front with fitted white plantation shutters, coving, wall lights, radiator and ornate cornice. Double glazed French doors to rear lead to conservatory. Electric feature fireplace with wooden mantle and stone hearth.

CONSERVATORY 14' x 11' (4.27m x 3.35m)



Double glazed conservatory with roof blinds, radiator and wood laminate floor. French doors to side lead to patio.

FITTED KITCHEN 20'5 x 12'6 (max) (6.22m x 3.81m (max))



Two double glazed lead light windows and double glazed door to rear. Range of wall and base units with work surfaces over and local tiling, 1.5 bowl stainless steel sink with mixer tap and drainer, plinth heaters, flat panel vertical radiator and wooden floor. Integrated five ring gas hob with brushed steel splash back and matching extractor hood over, electric oven below and space for tall fridge freezer. Integrated dishwasher, washing machine and tumble dryer.

CLOAKROOM

Opaque double glazed window to side, coving and tiled floor. Low level WC, wash hand basin on vanity unit with mirror over and local tiling.

LANDING

Opaque double glazed lead light window to front and loft access hatch.

BEDROOM ONE 12'5 x 11'2 (3.78m x 3.40m)



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

BEDROOM TWO 11' x 10' (to wardrobes) (3.35m x 3.05m (to wardrobes))



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

BEDROON THREE 10'8 x 7'10 (3.25m x 2.39m)



Double glazed lead light window to front and radiator.

SEPARATE WC

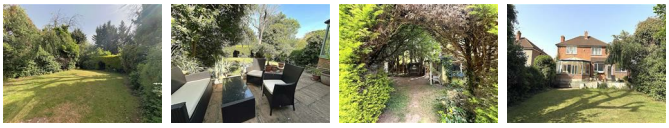
Opaque double glazed window to side, radiator and wood flooring. Low level WC and wall mounted vanity wash hand basin with local tiling and mirror over.

FAMILY BATHROOM 7'10 x 5'7 (2.39m x 1.70m)



Opaque double glazed lead light window to front, chrome ladder towel warmer, fully tiled walls and wood effect vinyl flooring. Panel bath with wall mounted shower over and screen, low level WC, wash hand basin with mono bloc mixer tap on vanity unit with mirror and glass shelf over.

REAR GARDEN 100' x 40' (30.48m x 12.19m)



Side access gate, personal door to garage, outside tap and light. Large patio leads to laid lawn area with mature tree and shrub borders.

GARAGE

Swing door to front and personal door to side, power and light.

FRONTAGE



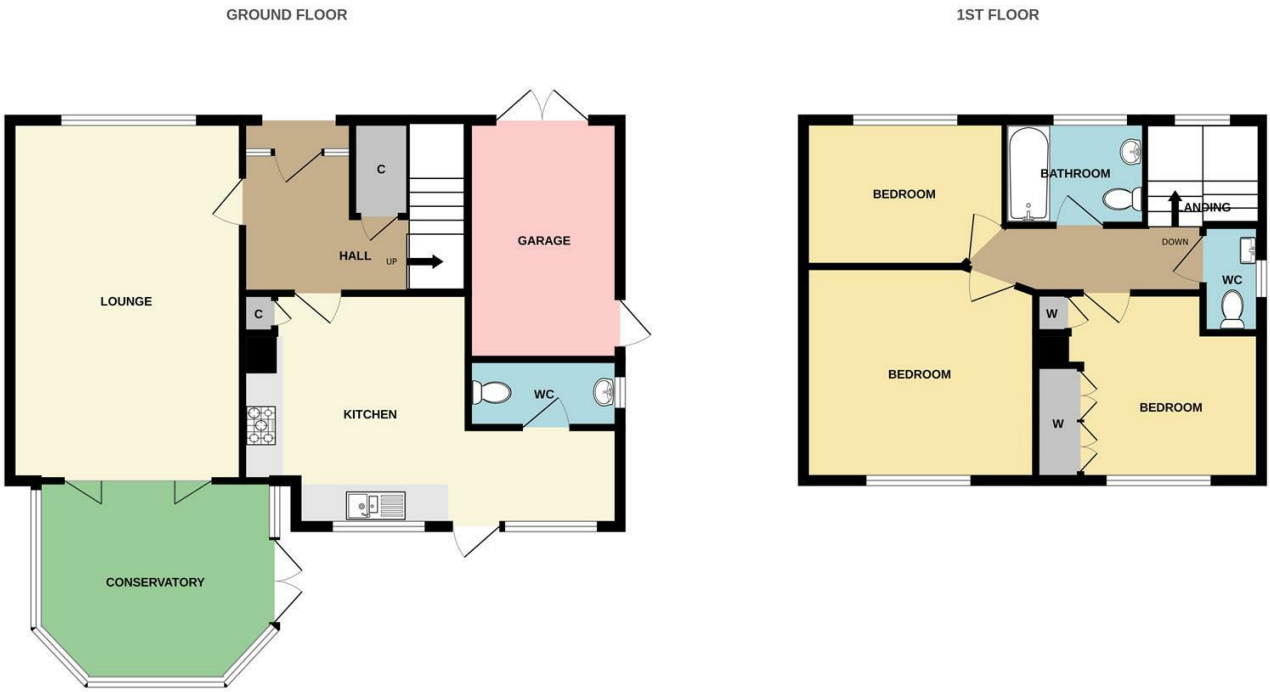
Paved driveway with high hedge to front, providing off street parking for several cars.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 99sqm (Approx. 1065sqft)

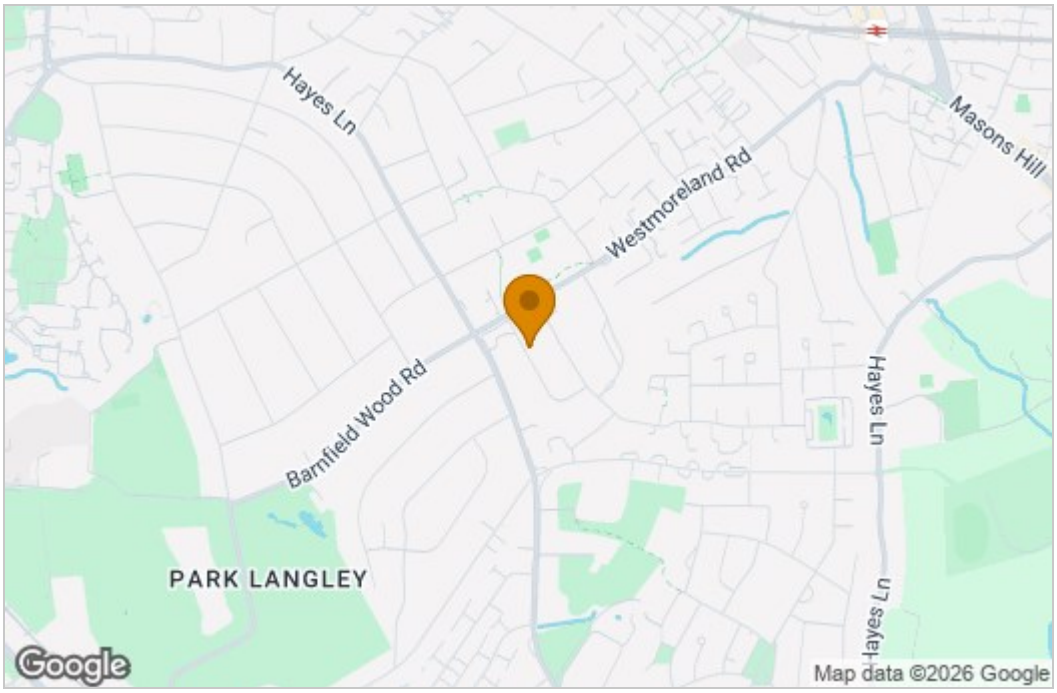
COUNCIL TAX BAND 'F'

Floor Plan

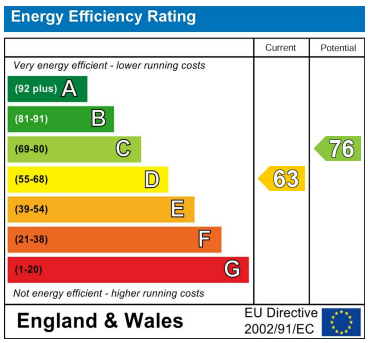


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

143b Westmoreland Road, Bromley, Kent, BR2 0TY
Tel: 02084643030 Email: parklangley@edmund.co.uk https://www.edmund.co.uk/