

Beckenham/Bromley

143b Westmoreland Road
Bromley
Kent BR2 0TY

T: 020 8464 3030

E: parklangle@edmund.co.uk



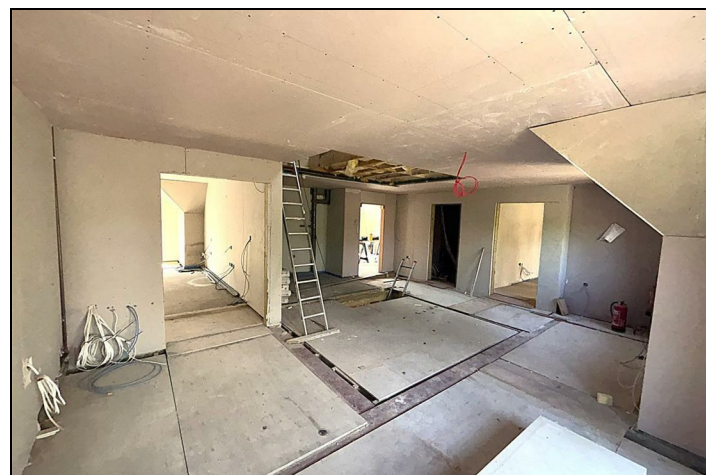
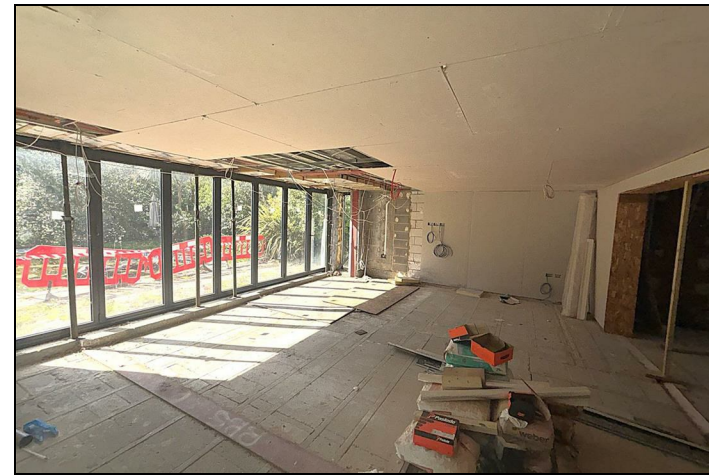
Offices also at:

Green St Green
T: 01689 850136

Orpington
T: 01689 821904

Petts Wood
T: 01689 819991

Lettings
T: 01689 850983



Roseview Hill Brow, Bromley, Kent, BR1 2PG

FREEHOLD

£1,200,000

Notice Of Offer

Property Address: Roseview, Hill Brow, Bromley, Kent BR1 2PG

We advise that an offer has been made for the above property in the sum of £1,200,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Edmund, 143B Westmoreland Road, Bromley, Kent BR2 0TY

Agents Telephone Number: 020 8464 3030

'Chain Free', but not mortgageable in its current condition this part-developed detached house is located on one of Bromley's most desirable unmade private roads. Currently configured for five bedrooms with en suites, 27'1 x 27' breakfast kitchen, two receptions, utility room, downstairs shower room, and double garage. The property offers exceptional space and potential and externally, there is an in-and-out driveway with parking for 8-10 cars, a West facing 75' x 95' secluded rear garden with outdoor swimming pool. The exterior has been rendered and painted, there is double glazing throughout but the interior requires a full fit-out including the stairwell. Cash buyers only and sold as seen.

Energy Efficiency Rating	
Current	Potential
	81
75	

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

- PART DEVELOPED, CHAIN FREE BUT NOT CURRENTLY MORTGAGEABLE
- 27'1 X 27' KITCHEN/BREAKFAST WITH TWO RECEPTIONS & UTILITY
- INTERIOR RENDERED, PAINTED & DOUBLE GLAZED
- 95' X 75' SECLUDED WEST FACING REAR GARDEN WITH SWIMMING POOL
- FIVE BEDROOMS WITH EN SUITES & DOWNSTAIRS SHOWER ROOM
- GATED IN & OUT DRIVEWAY WITH PARKING FOR 8-10 CARS
- UNFINISHED INTERIOR NEEDING COMPLETE FIT OUT
- CLOSE TO LOCAL TRANSPORT & AMENITIES

ENTRANCE HALL 21' x 15'8 (6.40m x 4.78m)

Two full height double glazed windows to front with central front door (boarded not fitted)

CLOAKROOM

FRONT RECEPTION 24'1 s 18'7 max (7.34m s 5.66m max)

Double glazed bay window to front.

BREAKFAST/KITCHEN 27'1 x 27' max (8.26m x 8.23m max)

Double glazed bi-fold windows and full height window to rear.

LOUNGE 27' x 23'5 (8.23m x 7.14m)

Double glazed bi-fold window to rear.

UTILITY ROOM 14'6 x 7'10 (4.42m x 2.39m)

Double glazed window and door to side.

SHOWER ROOM 7'7 x 4'6 (2.31m x 1.37m)

Double glazed window to rear.

DOUBLE GARAGE 24'3 x 19'3 max (7.39m x 5.87m max)

Up & over door to front and personal door to rear.

LANDING 23'3 x 22' (7.09m x 6.71m)

Full height double glazed window to front and double glazed window to front.

BOILER ROOM 6'4 x 6'2 (1.93m x 1.88m)

BEDROOM ONE 16'9 x 15'9 (5.11m x 4.80m)

Full height double glazed window to front.

EN SUITE 9'7 x 5'7 (2.92m x 1.70m)

BEDROOM TWO 23'5 x 16'1 (7.14m x 4.90m)

Full height double glazed window to rear and double glazed French doors to rear leading to balcony (unfinished)

EN SUITE 7' x 6'11 (2.13m x 2.11m)

Double glazed window to front.

MASTER BEDROOM 22'11 x 16'5 (6.99m x 5.00m)

Full height double glazed window to rear.

DRESSING ROOM 16'1 x 12'3 (4.90m x 3.73m)

EN SUITE 16'6 x 6'6 (5.03m x 1.98m)

LANDING 10'8 x 9'8 (3.25m x 2.95m)

Double glazed Velux window to front.

BEDROOM THREE 21'4 x 15'2 (6.50m x 4.62m)

Three double glazed Velux windows to front and loft access hatch.

EN SUITE 9'10 x 4'1 (3.00m x 1.24m)

BEDROOM FOUR 18'1 x 15'2 (5.51m x 4.62m)

Three double glazed Velux windows to front.

EN SUITE 9'9 x 4'1 (2.97m x 1.24m)

REAR GARDEN 75' x 90' (22.86m x 27.43m)

Secluded West facing rear garden with swimming pool.

FRONTAGE 75' x 40' (22.86m x 12.19m)

In and out gated driveway with large block paved parking for 8-10 cars and access to double garage. mature tree and shrub beds.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 345 sqm (Approx. 3713 sqft)

COUNCIL TAX BAND 'G'

Directions

From Bickley Station turn left and go straight over at the traffic lights into Bickley Road. At the roundabout turn right into Chislehurst Road and Hill Brow is the second turning on the left. Roseview is on the left hand side.