



## **47 Beadon Road, Bromley, Kent BR2 9AS**

**Freehold**

**£875,000**

'Chain Free' detached house located on a very large plot at the end of one of Bromley's premier roads but just moments away from Bromley South station and town centre. Currently consisting three bedrooms, two receptions, conservatory and fitted kitchen there is ample space to both sides of the property to extend as well as to the rear as required (STPP). The aspect of the property provides a sunny and secluded location enabling the lucky purchaser to create their perfect family home in this quiet residential road.

## Property Features

- CHAIN FREE
- LARGE PLOT WITH HUGE POTENTIAL
- THREE BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- FAMILY BATHROOM
- CONSERVATORY
- DETACHED GARAGE
- OFF STREET PARKING
- PREMIER ROAD CLOSE TO BROMLEY

## Property Description

### PORCH

10' 6" x 3' 1" (3.2m x 0.94m)

Double glazed door to side and windows to front.

### ENTRANCE HALL

12' 5" x 6' 4" (3.78m x 1.93m)

Opaque glazed door with full height window to side leads into entrance hall. Radiator and stairs up.

### CLOAKROOM

Opaque double glazed window to front, half tiled walls, low level WC and vanity wash hand basin with mono bloc mixer tap on storage unit with mirror above.

### LOUNGE

17' 7" x 12' (5.36m x 3.66m)

Double glazed window to front and double glazed sliding doors to rear leading to conservatory. Coving, two radiators and gas feature fireplace with wooden mantle and granite hearth.

### CONSERVATORY

11' 11" x 10' 4" (3.63m x 3.15m) MAX

Double glazed conservatory with French doors to side leading to patio. Fitted blinds, vinyl flooring and wall lights.

### DINING ROOM

10' 4" x 12' (3.15m x 3.66m)

Double glazed window to rear, coving and radiator.

### FITTED KITCHEN

13' 6" x 8' 4" (4.11m x 2.54m)

Double glazed window to rear, door to side and vinyl flooring. Range of wall units with under lights, base units with granite veneered work surfaces over, tiled splashbacks and 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated Bosch fridge freezer, space and point for electric cooker and space with plumbing for washing machine.

### LANDING

Double glazed window to front, radiator and loft access hatch.







### BEDROOM ONE

17' 7" x 10' 11" (5.36m x 3.33m)

Dual aspect with double glazed windows front and rear and two radiators.

### BEDROOM TWO

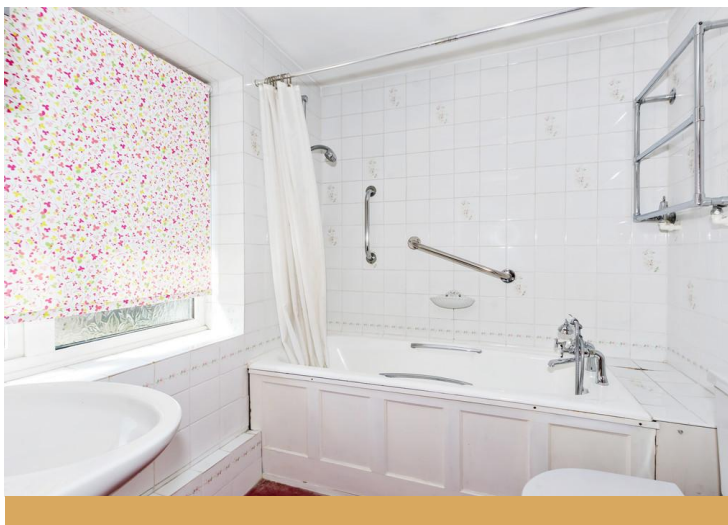
11' 7" x 11' 6" (3.53m x 3.51m) MAX

Double glazed window to rear, radiator and two fitted double wardrobes.

### BEDROOM THREE

10' x 9' 8" (3.05m x 2.95m) MAX

Double glazed window to rear, radiator and built in double wardrobe.



### FAMILY BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m)

Opaque double glazed window to front, fully tiled walls, chrome ladder towel warmer and airing cupboard. Panel bath with shower mixer tap and wall mounted shower over, low level WC and pedestal wash hand basin with mirrored medicine cabinet over.

### REAR GARDEN

100' x 65' (55') (30.48m x 19.81m)

Secluded rear garden mainly laid to lawn with mature tree and shrub borders, patio, outside tap and light. Deeper 65' side section providing all day long sun (when shining!)

### DETACHED GARAGE

16' 10" x 8' 7" (5.13m x 2.62m)

Detached garage to side with electric up and over door to front, double glazed window to side, power and light.

### FRONTAGE

90' x 45' (27.43m x 13.72m)

Brick block paved driveway providing off street parking for several cars leads to detached garage. Large secluded front garden mainly laid to lawn with shrub beds and hedging.

### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 108sqm (Approx. 1162sqft)

### COUNCIL TAX BAND 'F'

### DIRECTIONS

From Bromley South station turn right at the lights into Westmoreland Road then the second left into Hayes Road. Take the first right into Cameron Road and Beadon Road is the first turning on the left. The property can be found on the left hand side toward the end of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Address:  
BR

GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

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 ©2021

**Local Authority:** Bromley London Borough Council  
**Council Tax Band:** Band F  
**Viewings:** Strictly by appointment only



rightmove  Zoopla.co.uk

143b Westmoreland Road  
Bromley  
Kent  
BR2 0TY

Tel: 0208 464 3030  
Email: [parklangley@edmund.co.uk](mailto:parklangley@edmund.co.uk)  
Web: [www.edmund.co.uk](http://www.edmund.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.