

**HARRISON
INGRAM**

**Benenden Green
Bromley, BR2 9DJ**



Offers in excess of £630,000

LOCATION, SOUGHT AFTER ROAD OVERLOOKING GREEN, DETACHED ON A WIDE PLOT with HUGE POTENTIAL TO EXTEND (subject to planning permission) and update to your own taste, timescale and budget, CHAIN FREE - if this forms part of your criteria when looking for your new home, read on and waste no time in viewing!!!! Properties on this road RARELY BECOME AVAILABLE and in our opinion is SUPERBLY LOCATED for families as it is situated within close proximity of Bromley South STATION, schools, choice of golf clubs, parkland and extensive shopping facilities at Bromley Town Centre including; bars, restaurants and Churchill Theatre. The property has been ENJOYED by the SAME FAMILY for many years and sadly it is time for another family to take over and equally enjoy. The accommodation and features include; on the ground floor there is a formal lounge, separate dining room/bedroom, kitchen, another bedroom, bathroom and cloakroom, on the first floor there is a further two double bedrooms and bathroom, the property is part gas central heating and double glazed, outside there are gorgeous established gardens to front, rear and side incorporating a sunny South facing patio, there is also a detached garage, car port and a large paved driveway providing additional parking. HIGHLY RECOMMENDED.

FRONT GARDEN



Established shrubs, gate leading to the rear garden, outside tap, storage/bin cupboard.

ENTRANCE VESTIBULE

Entered via frosted double glazed entrance door with matching side lights, large opening through to:-

ENTRANCE HALL



Lovely size hall with parquet flooring, radiator, open plan staircase leading to the first floor, central heating thermostat, double built in storage cupboard.

LOUNGE



24' 4" x 12' 2" (7.42m x 3.71m) A very bright room with double glazed windows to rear and double glazed French patio doors leading onto the SOUTH facing patio, radiator x2, feature fireplace, carpet as fitted.

KITCHEN



14' 2" x 10' 3" (4.32m x 3.12m) Window to front, part glazed door leading to the front of the property, range of wall, base and drawer units, ample worktop surfaces, inset stainless steel sink unit with chrome mixer tap, built in electric double oven and inset 4 ring electric hob, plumbed for washing machine, tiled to splashback areas, extractor, central heating and hot water timer, open doorway through to:-

INNER HALL

Fitted shelving to recess, double glazed door leading on to the SOUTH facing patio.

DINING ROOM/BEDROOM



13' 2" x 12' 2" (4.01m x 3.71m) Double glazed window to rear overlooking garden, coved ceiling, radiator, double built in wardrobe, carpet as fitted.

BEDROOM 3



12' 0" x 8' 10" (3.66m x 2.69m) Double glazed window to front, coved ceiling, parquet flooring, radiator, double built in wardrobe.

BATHROOM



Frosted window to front, white suite comprising panelled bath with mixer tap/shower attachment, folding shower screen, pedestal wash hand basin with mixer tap, half tiled walls, shaver socket, heated towel rail, tiled floor.

CLOAKROOM



Frosted window to front, white suite comprising large inset vanity wash hand basin with brass taps and storage cupboard under, low level WC, tiled to splashback areas, tiled floor.

LANDING

Wide landing with access to loft plus door x 2 (either side of the landing) leading to walk in eaves storage, carpet as fitted.

BEDROOM 1



15' 0" x 11' 0" (4.57m x 3.35m) Double glazed window to side, double built in wardrobe x 2, carpet as fitted.

BEDROOM 2



10' 9" x 10' 5" (3.28m x 3.17m) Double glazed window to side, double built in wardrobe x 2, carpet as fitted, recess housing hot water cylinder.

BATHROOM



Frosted double glazed window to front, white suite comprising panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome taps, half tiled walls, vinyl floor covering, heated towel rail.

GARDEN



Mature "wrap round" garden with South facing paved patio, mainly laid to lawn with established tree/shrub borders, shed, pedestrian side access, ornamental pond, door leading to:-

GARAGE



17' 10" x 9' 3" (5.44m x 2.82m) Detached to side with up and over door, personal door to side, gas and electric meters, wall mounted for central heating and hot water, light.

CAR PORT



Plus additional off road parking on paved driveway.