





Situated on a corner plot is this substantial five bedroom detached family home.

The property boasts a grand entrance hall which could be utilised as a study area or for a piano, the lounge has a bay window to the front and measures 17ft x 11ft. There is a formal dining room and a breakfast room adjacent to the kitchen and utility area. This level also boasts a downstairs wc and cloak cupboard.

To the first floor is a newly refurbished modern family bathroom, three double bedrooms and an impressive double aspect master bedroom with a large en-suite bathroom.

To the second floor is a further double bedroom and ample, easily accessible loft storage which could be further utilised to create another bathroom or bedroom (STPP).

Externally the property has a double garage with up and over doors and garden room which dates back to when the property was first built. The walled garden has been thoughtfully landscaped and offers a good amount of outside space.

The property is ideally located for Crofton Primary school, other schools in the area include St Olaves and Newstead Wood grammar schools and Bromley High School. Orpington and Petts Wood stations are both within walking distance offering a selection of lines into Central London including links to the City and the West End.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	62



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Beaumont Road

APPROX. GROSS INTERNAL FLOOR AREA 2833.04 SQFT / 263.19 SQM. Exclude Garden Room



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

