



homezone

£675,000 Freehold

13 Whitehall Road

Bromley, BR2 9SG

- CHAIN FREE
- BEAUTIFULLY PRESENTED 1930'S EXTENDED FOUR BEDROOM SEMI-DETACHED
- OPEN PLAN LIVING/KITCHEN/DINING
- GROUND FLOOR BATHROOM & UPSTAIRS WC
- ATTRACTIVE GARDEN BACKING ONTO WHITEHALL RECREATION GROUND
- QUIET CUL-DE-SAC
- DRIVEWAY FOR TWO VEHICLES
- CLOSE TO CHATTERTON VILLAGE
- EASY ACCESS TO BROMLEY TOWN CENTRE
- CLOSE TO RAGLAN & BISHOP JUSTUS SCHOOLS



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*** CHAIN FREE ***

A beautifully presented, ground floor rear extended 3 / 4 bedroom semi-detached chalet style house, located in an idyllic cul-de-sac position and backing onto the popular Whitehall Recreation Fields with stunning views of the park from the rear of the property.

Internally the property comprises enclosed entrance porch, spacious hallway, a fully open plan living area from living area at front, to the large open plan full width rear extension, where the spacious gloss white kitchen suite with central island and bi-folding doors to garden can be found, a ground floor fully tiled bathroom suite and bedroom 4/study. To the first floor are three generous bedrooms, all recently decorated and with new carpets, and a separate WC room with sloping ceiling.

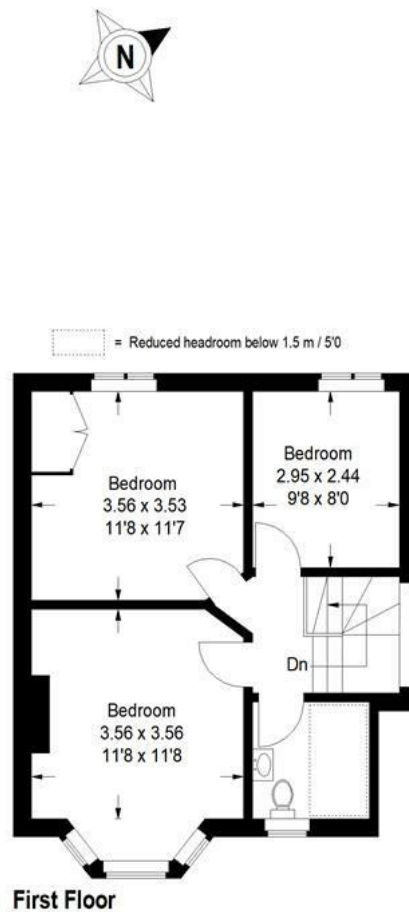
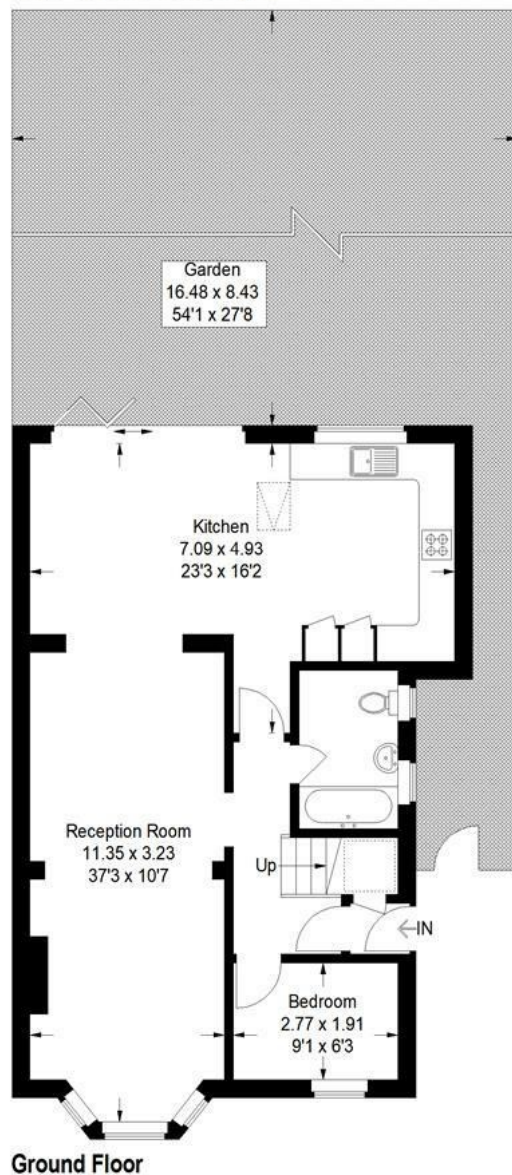
The front of this property enjoys a gravelled driveway that can comfortably accommodate two good-sized vehicles. There is a side gated access that leads to the rear garden. The rear garden enjoys a North-Westerly aspect with sunny afternoons/evenings across Whitehall Recreation Fields and is laid mainly to lawn with a storage shed to rear.

Chatterton Village with its plethora of amenities and shops (including the Co-Op) is just a short walk away, and Bromley town centre is within easy reach. Nearest train stations are Bromley South and Bickley, and local schools include Raglan Primary and Bishop Justus School.



Whitehall Road, BR2

Approximate Gross Internal Area
 Ground Floor = 71.0 sq m / 764 sq ft
 First Floor = 44.2 sq m / 476 sq ft
 Total = 115.2 sq m / 1240 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID954197)

Entrance Porch

Composite double glazed front door, enclosed entrance porch, access to under stairs storage cupboard, glazed door into main hallway.

Entrance Hall

Wood flooring, white emulsion painted walls, spot lights to ceiling, double radiator, recently fitted grey stair and landing carpet.

Study / Bedroom 4

Solid wood panelled door, wood flooring, UPVC double glazed window, double radiator, two ceiling light fittings.

Open Plan Living/Dining/Kitchen

Large fully open plan living, dining and kitchen area, L-shaped into a full width open plan rear extension, wood flooring, white emulsion painted walls, ornamental fire place surround and cast iron fire place to living area, comprehensive white gloss kitchen suite with central island providing lots of kitchen storage space, neutral worktops, high level built in combined oven & grill, stainless steel gas hob with stainless steel extractor hood, spaces for washing machine, dishwasher and fridge freezer, vaulted ceiling to rear extension with spot lights and double glazed Velux window, double glazed bay fronted window to front living area, double glazed bi-folding doors to garden, with a further double glazed window to kitchen area, standard wall radiators to living area with 2 modern vertical radiators to rear extension.

Bathroom

Solid wood panelled door, white floor tiles, white wall tiles, white bath with shower over, including a glass folding shower screen and wall mounted shower unit, pedestal wash basin, WC, two UPVC double glazed windows, chrome heated towel rail.

Master Bedroom

Solid wood panelled door, new grey carpet, white emulsion painted walls with one wallpapered feature wall, UPVC double glazed bay window, ceiling light fitting, double radiator.

Bedroom 2

Solid wood panelled door, new grey carpet, white emulsion painted walls, built in wardrobe/cupboard, UPVC double glazed window, radiator, ceiling light fitting, loft access hatch.

Bedroom 3

Solid wood panelled door, new grey carpet, white emulsion painted walls, radiator, UPVC double glazed window, ceiling light fitting, small access door to rear extension roof eaves - insulated.

WC room

Solid wood panelled door, limited head room due to sloping ceiling, WC, modern white vanity sink unit, port hold UPVC double glazed window to front, wall light.

Outside

To the front is a gravelled driveway which can accommodate two vehicles, a hedged frontage, fenced boundaries, side access through locked gate to rear garden.

To the rear is an attractive garden stretching to approximately 50-60ft, paved patio and mainly laid to lawn, fenced boundaries, backing onto Whitehall Recreation Fields, side gated access with additional storage area, attractive garden shed, outside tap and outside lighting.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.