



## Kings Avenue, Bromley | £799,995 FREEHOLD

Coady Phillips are delighted to offer for sale this thoughtfully well maintained five bedroom family home in a particularly popular residential area close to a host of well regarded schools included Parish and St Josephs junior schools. The current owners have taken considerable care in presenting this property in good condition throughout in our opinion and have over the years updated the property and decorated in light neutral tones to suit all tastes. The living accommodation briefly comprises a large through lounge / dining room, kitchen and downstairs cloakroom/w.c on the ground floor while on the first floor there are five well proportioned bedrooms, a family bathroom and separate wc all ideal to suit the needs of any growing family. Additionally the property benefits from ample off street parking for at least 3 vehicles, an integral garage, cellar and outbuilding and with a sunny aspect garden of approx 100ft your earliest attention to view is well advised.



- Highly sought location
- Semi-detached family home
- Five bedrooms
- Thoughtfully well maintained
- Large rear garden
- Off street parking and garage

**LOUNGE** 16' 7" x 12' 11" (5.05m x 3.94m)

**DINING ROOM** 14' 8" x 13' 11" (4.47m x 4.24m)

**KITCHEN** 14' 8" x 11' 7" (4.47m x 3.53m)

**UTILITY ROOM**

**DOWNSTAIRS WC**

**BEDROOM ONE** 16' 7" x 13' 11" (5.05m x 4.24m)

**BEDROOM TWO** 14' 6" x 14' 1" (4.42m x 4.29m)

**BEDROOM TWO** 11' 7" x 9' 2" (3.53m x 2.79m)

**BEDROOM FOUR** 9' 2" x 8' 11" (2.79m x 2.72m)

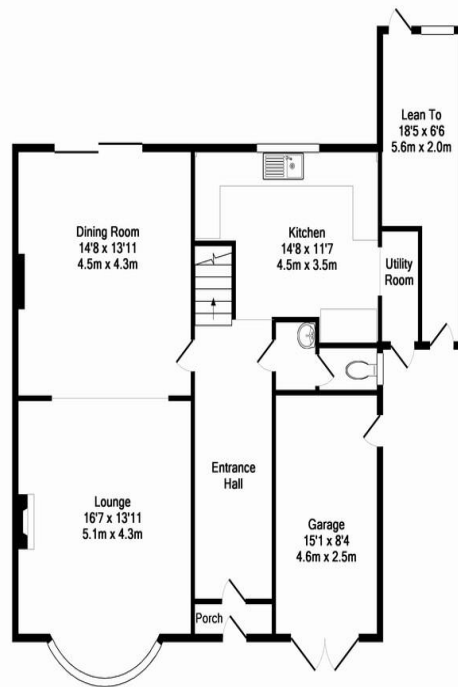
**BEDROOM FIVE** 9' 11" x 7' 3" (3.02m x 2.21m)

**FAMILY BATHROOM** 9' 2" x 8' 2" (2.79m x 2.49m)

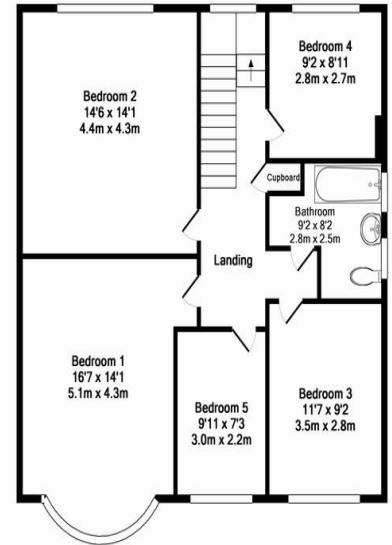
**GARAGE**

**GARDEN** Approx 100ft laid to lawn with mature borders and patio / barbeque area.

**Directions:** From Sundridge Park station turn left on Plaistow Lane, at the roundabout take the last exit onto Burnt Ash Lane, turn left onto Park Avenue, take the first right onto Quernmore Road, take a left onto Kings Avenue and the property is on the right hand side.



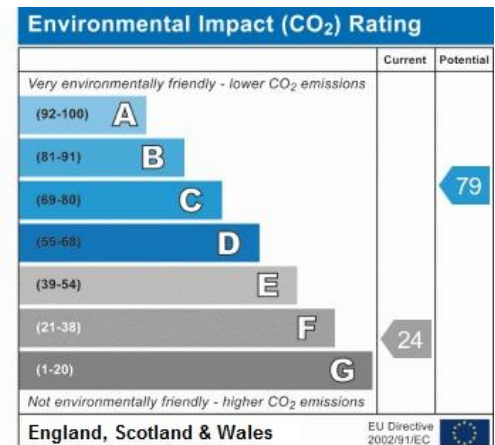
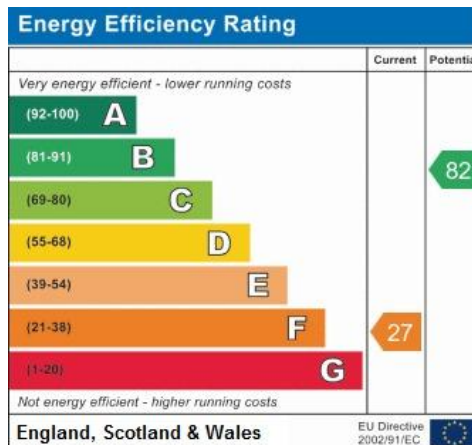
Ground Floor  
Approx. Floor  
Area 954 Sq.Ft.  
(88.6 Sq.M.)



1st Floor  
Approx. Floor  
Area 834 Sq.Ft.  
(77.5 Sq.M.)

Total Approx. Floor Area 1788 Sq.Ft. (166.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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