

Estates

# Browne

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SALES & LETTINGS



## Harton Close

Bromley, Kent BR1 2UD

*An Impressive Neo-Georgian style 5/6 bedroom detached home*



## Harton Close

Guide Price £1,650,000

An impressive neo-Georgian style 5/6 bedroom detached home having undergone a schedule of renovations including a ground and first floor side extension situated on a generous plot tucked away at the end of a pleasant cul-de-sac just off Sundridge Avenue. The property oozes curb appeal and includes electric operated gates, landscaped front garden and resin driveway with plentiful parking. The accommodation is presented beautifully and comprises to the ground floor a reception hallway with two storage closets, cloakroom WC and a study which could also be used as a 6th bedroom. The kitchen is open plan to the reception area and is fitted with a range of wall and base gloss units, fitted Bosch appliances including double oven, conventional microwave oven, fridge, freezer and a second set of under counter fridge/freezer, quartz worktops and dishwasher. A utility room is located off the kitchen with further wall and base gloss units, quartz worktops, washing machine, dryer and access to both the garden and integral garage. The reception/dining/sunroom are open plan and are versatile to be used in many different ways. The sunroom has been fitted with French doors leading to the garden and also include built in blinds and electronically operated Velux windows.

To the first floor there are 5 bedrooms, the master is spacious and benefitting from an en-suite shower room with under floor heating and a walk-in wardrobe. There are 4 further double bedrooms with 3 including built in wardrobes. The family bathroom includes separate shower, under floor heating, bath with hand shower, his and hers wash basins and WC. The family bathroom has also been fitted with a television, a great feature so you don't miss any of your programs while in the bath! To the front/side there is a double garage which is entered via a remote control electric door and also contains a workshop area with storage. The rear garden is secluded and includes a wonderful 28' x 14' heated swimming pool, outdoor heated rain shower to complement the pool, low maintenance artificial lawn area and games room/pool room which French doors, mood lighting and bar. Well located for Scotts Park, Breaside, and St. Joseph's primary schools, Bullers Wood School for Girls, Sundridge Park Golf Course and Bromley Cricket/Tennis Clubs as well as other local amenities we feel you should not delay in viewing this amazing family home.

- Extended Detached 5/6 Bedroom House

- Exceptional Condition Throughout

- Open Plan Living

- Two Bathrooms

- Heated Swimming Pool

- Games/Pool Room with Bar

- Utility Room

- Front And Rear Gardens

- Integral Garage

- Close to Schools





# Harton Close



Ground Floor = 1435 sq ft

First Floor = 1193 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 1435 sq ft / 133.31 sq m  
 FIRST FLOOR = 1193 sq ft / 110.83 sq m  
 GAMES ROOM = 254 sq ft / 23.69 sq m  
 Total = 2882 sq ft / 267.74 sq m



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. (0357406)

## Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.

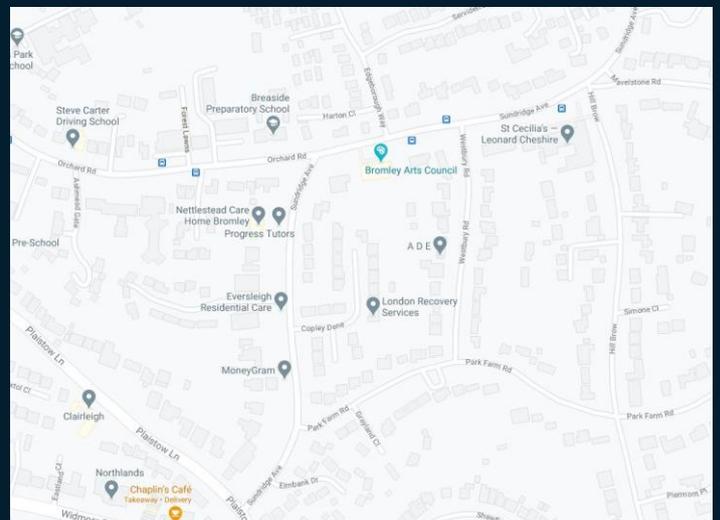
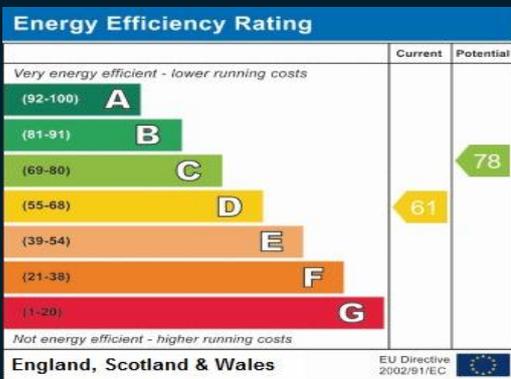


Additional Information

Council Tax Band: G

Location: BROMLEY

Viewing: Via Browne Estates



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