

The Lodge

COWPER ROAD, BROMLEY BR2 9RT



Parkside village location with easy commuting



Superb three bedroom family homes designed for the 21st century; low maintenance and low running costs.

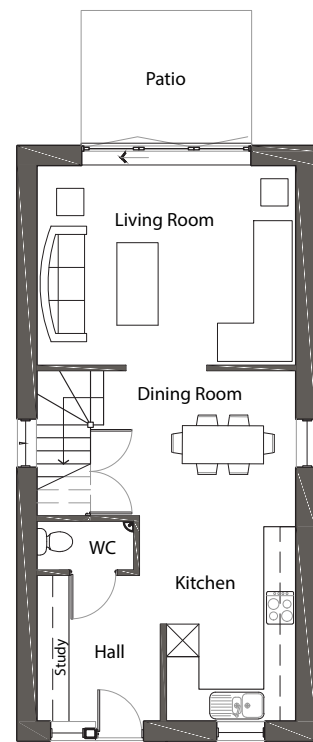
Chatterton Village provides a diverse and thriving commercial centre to an established and stable community; offering a growing selection of dining choices within walking distance including the Turkish Balkon Meze & Grill, Shampán and Pink Garlic Indian

restaurants and Taste Bud café along with super convenient facilities such as a Co-Op supermarket, Chatterton Village bakery, Hollyberry's Florist, hair and beauty shops plus nearby Virgin Active health club, this is a very liveable location.

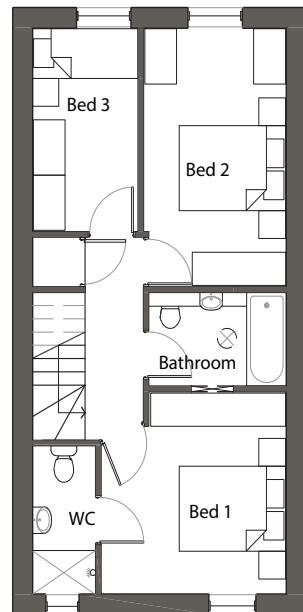
In the heart of Bromley

Bromley South station, a 9 screen Vue cinema, restaurant favourites such as Preto, Iguanas and Pizza Express along with Waitrose and the extensive smart Glades shopping centre await you in

Bromley town centre. This is lifestyle living for families and couples who will all enjoy the benefits the area brings.



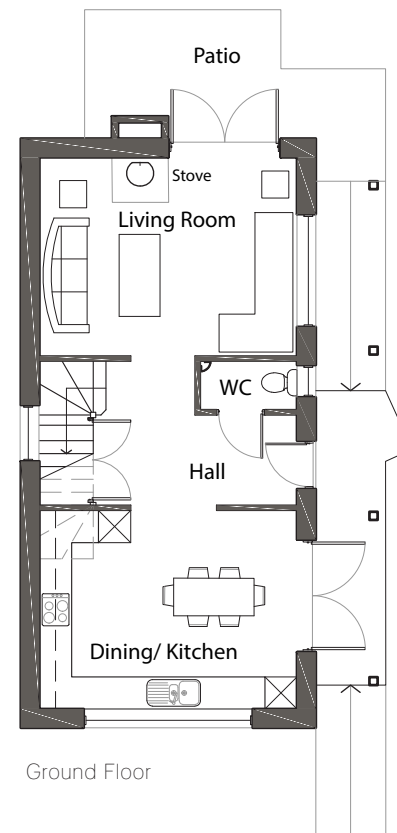
Ground Floor



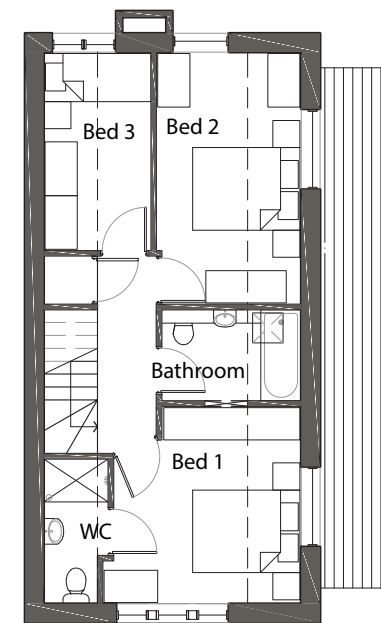
First Floor

Houses 65, 67 & 69

House 65	Ground Floor			
	Living room	4.85 m x 3.74 m	15 ft 11 in x 12 ft 3 in	
	Dining room	3.90 m x 2.59 m	12 ft 10 in x 8 ft 6 in	
	Kitchen	2.40 m x 3.95 m	7 ft 11 in x 13 ft 0 in	
House 67	First Floor			
	Bedroom 1	3.48 m x 3.66 m	11 ft 5 in x 12 ft 0 in	
	Bedroom 2	2.68 m x 4.79 m	8 ft 10 in x 15 ft 9 in	
	Bedroom 3	2.05 m x 3.74 m	6 ft 9 in x 12 ft 3 in	
House 69	Ground Floor			
	Living room	4.79 m x 3.74 m	15 ft 9 in x 12 ft 3 in	
	Dining room	3.83 m x 2.58 m	12 ft 7 in x 8 ft 6 in	
	Kitchen	2.41 m x 3.95 m	7 ft 11 in x 13 ft 0 in	
House 67	First Floor			
	Bedroom 1	3.48 m x 3.66 m	11 ft 5 in x 12 ft 0 in	
	Bedroom 2	2.68 m x 4.79 m	8 ft 10 in x 15 ft 9 in	
	Bedroom 3	1.99 m x 3.73 m	6 ft 6 in x 12 ft 3 in	
House 69	Ground Floor			
	Living room	4.85 m x 3.74 m	15 ft 11 in x 12 ft 3 in	
	Dining room	3.88 m x 2.59 m	12 ft 9 in x 8 ft 6 in	
	Kitchen	2.45 m x 3.94 m	8 ft 1 in x 12 ft 11 in	
House 69	First Floor			
	Bedroom 1	3.52 m x 3.66 m	11 ft 7 in x 12 ft 0 in	
	Bedroom 2	2.74 m x 4.79 m	9 ft 0 in x 15 ft 9 in	
	Bedroom 3	1.99 m x 3.74 m	6 ft 6 in x 12 ft 3 in	



Ground Floor



First Floor

The Lodge

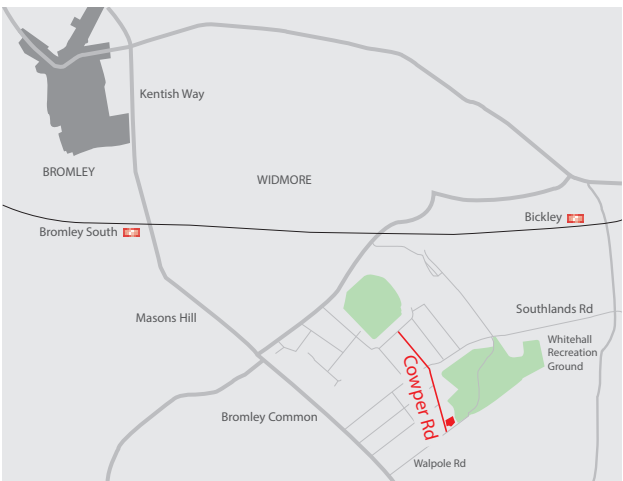
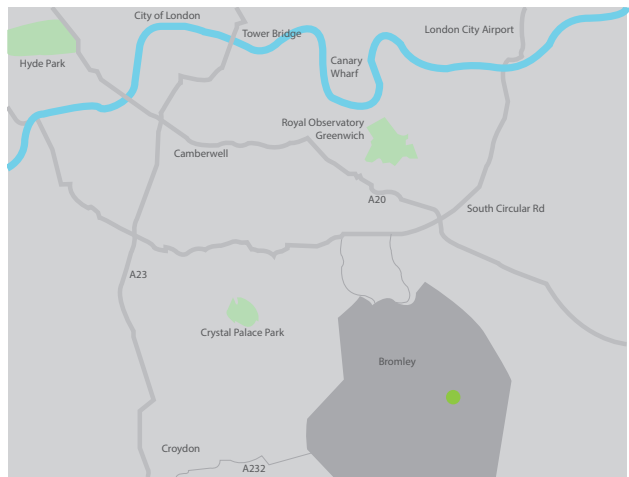
Ground Floor			
Living room	4.91 m x 3.73 m	16 ft 1 in x 12 ft 3 in	
Dining/Kitchen	4.91 m x 3.73 m	16 ft 1 in x 12 ft 3 in	
First Floor			
Bedroom 1	3.73 m x 3.66 m	12 ft 3 in x 12 ft 0 in	
Bedroom 2	2.74 m x 4.77 m	8 ft 12 in x 15 ft 8 in	
Bedroom 3	2.05 m x 3.73 m	6 ft 9 in x 12 ft 3 in	

Site map

The Lodge backs onto Whitehall Recreation Ground and with Norman Park & athletic track nearby this location offers ample green and open spaces for all the family. There is a good choice of schools and numerous public transport options with a short stroll to Bromley Common for direct buses to Bromley South station where you can travel to Elephant & Castle from 15 minutes, London Victoria from 16 minutes, London Blackfriars from 22 minutes and St Pancras International from 40 minutes. Alternatively, Bickley train station is a 16 minute walk for trains to the same London stations.



Location



Specifications

KITCHEN/DINER

- Large combined kitchen/ diner
- Carefully designed layout to maximise efficiency with plenty of storage
- Terraced houses have handle-less kitchen units incorporating sleek modern lines whilst the detached house is more traditional with cup handles and knobs
- 1 1/2 bowl sink with drainer and stainless steel mixer tap
- Energy efficient downlights and concealed lighting under wall units
- Bosch appliances, including frameless touch control induction hob, dish washer, oven (double in detached) and washing machine
- Built-in recirculating cooker hood

BATHROOM/EN SUITE & WC

- Single ended 1700 x 700 bath, with frameless glass hinged bath screen
- Polished chrome bath/shower mixer, showerhead and hand shower
- Soft close WC with dual flush plate
- Wash hand basins with either wall mounted taps or mono block mixer tap with clicker waste
- Large format porcelain tiles with feature tiles to selected walls
- Polished chrome ladder style thermostatically controlled dual-fuel™ heated towel rail
- Mirrors with demister pads; shaver sockets over basins to first floor
- High gloss counter top on vanity units with integral storage to bathrooms
- Showers with low profile cast resin trays and pivot glass door
- Accessories include toilet roll holders plus door stops and robe hooks to bathroom, en suites, WC and bedroom doors
- Natural daylight to all bathrooms and en suites

ELECTRICAL FITTINGS

- High quality, energy efficient LED downlights to ground floor and family bathroom
- Pendant light fittings to all bedrooms
- Automatically switched low energy lighting to all cupboards
- Television points (terrestrial & satellite) to kitchen/diner, living room and all bedrooms
- Telephone points to kitchen and bedrooms 1 & 3
- Satin stainless steel light switches to ground floor

HEATING & SERVICES

- Heating and hot water from Worcester Bosch high flow condensing combi-boiler with 5-year guarantee
- Heating by white enamelled radiators with 10-year guarantee
- Nibe Contura 510 wood burning stove to detached house
- Vent-Axia whole house mechanical ventilation with heat recovery for consistently good air quality with minimal heat loss

SECURITY/SAFETY

- Security alarm with panic button in master bedroom and control panel in hall.

- Mains connected fire alarm
- 'Secured by Design' external doors with 5 lever locks
- External lights to front and rear
- Window locks to openable windows

INTERIOR FINISHES

- Brushed or polished chrome door handles throughout
- Engineered oak floor boards to ground floor with lacquered finish
- Wood effect, cushioned vinyl flooring to bathrooms
- Wool carpet to upper floor and stairs

EXTERIOR

- One or two allocated parking spaces depending on house
- Beautifully landscaped gardens which back onto the park at the rear

PEACE OF MIND

- All houses benefit from a 10-year structural warranty by Build-Zone
- High levels of insulation and air tightness combined with triple glazed windows to minimise bills and CO2 emissions
- Low maintenance external finishes



All enquiries:



jdm Bromley
38 High Street
Bromley
BRI IEA

www.jdmestateagents.com
020 8313 6800

Predicted Energy Assessment

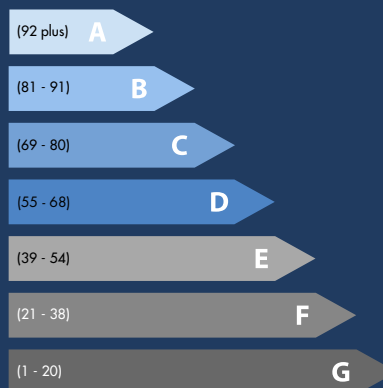
Dwelling type: End-terrace house Date of assessment: 20-Feb-2017 Produced by: Mr Stuart Searle Total floor area: 99 m2

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property. Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use persquare metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating



Environmental Impact (CO2) Rating



65 67 69 Lodge

84	85	84	84
87	88	87	87

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Predicted Energy Assessment , England & Wales EU Directive 2002/91/EC ,
Energy Efficiency Rating , Environmental Impact (CO2) Rating ,

URN: I7-001-00-63 V: I NHER Plan Assessor V: 6.2.3

SAP Worksheet (Version - 9.92) ,PRRN: 6359925



Cedar Rydal

Preto, Iguanas and Pizza Express restaurants and Vue cinema are anticipated to open c.Q4 2017-Q1 2018; distances and times quoted are approximate and according to Bing maps; train times are according to trainline.com and may be subject to change. Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors nor their agents or any person in their employ have any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.