



**4 Bedroomed Detached House**

**2 Reception Rooms**

**Study & Conservatory**

**Horseshoe Drive & Garage**

**Swimming Pool House**

**No Chain**



**Quernmore Road Bromley**

**£800,000**

**Front Door To:**

**Entrance Hall:**

Tiled floor and double panelled radiator.

**Separate WC:**

Single glazed obscure window to front aspect, wall hung wash hand basin with hot and cold taps, close couple WC, tiled walls and tiled floor:

**Family Room:**

Single glazed windows to front aspect views, double panelled radiator, under stairs cupboard and tiled floor.

**Lounge:**

Double glazed bay window to front aspect views, double glazed window to rear aspect views, sliding doors to conservatory, double panelled radiator and coving.

**Kitchen:**

Single glazed windows to front aspect views, stable door to side access, matching range of base and eye level units with work surfaces over, 4 ring gas hob, integrated double oven, integrated dish washer, plumbing for washing machine, American style Fridge/Freezer, larder, stainless steel sink with hot and cold mixer tap, part tiles walls and tiled floor.

**Study:**

Double glazed bay window to front aspect views and double panelled radiator.

**Conservatory:**

Double glazed patio doors to rear garden, double glazed windows to rear aspect views, double panelled radiator and light wells.

**Stairs To:**

**Landing:**

Double glazed windows to front aspect views, double panelled radiator, airing cupboard and loft hatch.

**Bedroom 4:**

Double glazed window to front aspect views and double panelled radiator

**Master Bedroom:**

Double glazed windows to rear aspect views and double panelled radiator.

**Bedroom 2:**

Double glazed window to rear aspect views, double panelled radiator, built in wardrobes, cupboard and pedestal wash hand basin with hot and cold mixer tap.

**Bedroom 3:**

Double glazed window to rear aspect views and double panelled radiator.

**Family Bathroom:**

Double glazed obscure windows to front aspect, panel enclosed bath with hot and cold taps and shower attachment, quadrant shower cubicle, vanity sink unit with hot and cold mixer tap, close couple WC, two chrome heated towel rail and tiled walls.

**To The Outside:**

**Garden:**

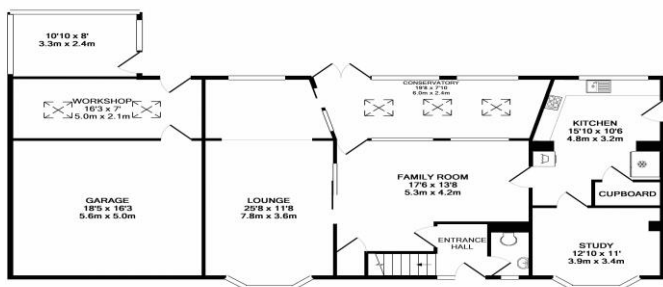
Patio area, lawn, mature trees, shrubs, bushes and shed.

**Swimming Pool House:**

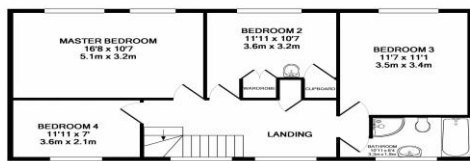
Pump room, changing room, swimming pool with double glazed patio doors to garden

**Work Shop:**

**Garage:**



GROUND FLOOR



1ST FLOOR

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. Made with Metrcap ©2015

**CLAUSES:****FREEHOLD NOT CONFIRMED:**

It is believed that the property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

**FIXTURES & FITTINGS:**

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

**SERVICES CONNECTED:**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

**ALL MEASUREMENTS:**

All Measurements are Approximate.

**Vincent Chandler Ltd**

Vincent Chandler have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relation to specific points of importance for example condition of items, permissions, approvals and regulation. The accuracy of these details are not guaranteed and they do not form part of the contract.

**Metropix**

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4, Quernmore Road, BROMLEY, BR1 4EH

**Dwelling type:** Detached house  
**Date of assessment:** 07 August 2019  
**Date of certificate:** 08 August 2019

**Reference number:** 0460-2863-7083-9001-9481  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 171 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,504</b>
<b>Over 3 years you could save</b>	<b>£ 789</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 342 over 3 years	
Heating	£ 2,772 over 3 years	£ 2,121 over 3 years	
Hot Water	£ 390 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 3,504</b>	<b>£ 2,715</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
68	81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 492
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165
3 Solar water heating	£4,000 - £6,000	£ 132

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.