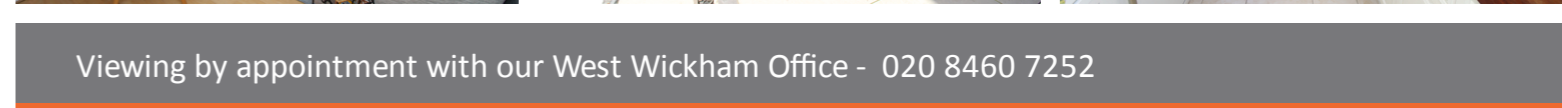


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our West Wickham Office - 020 8460 7252

## 31 Bromley Gardens, Shortlands, Bromley, Kent BR2 0ES

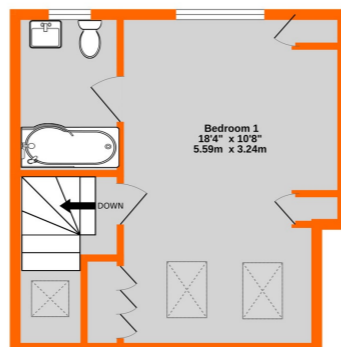
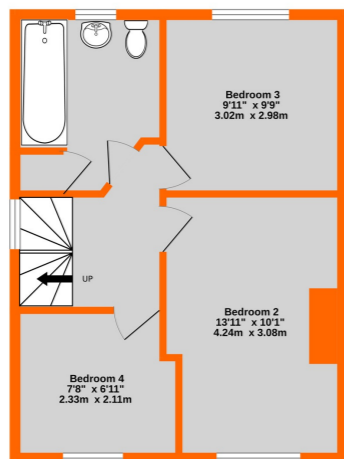
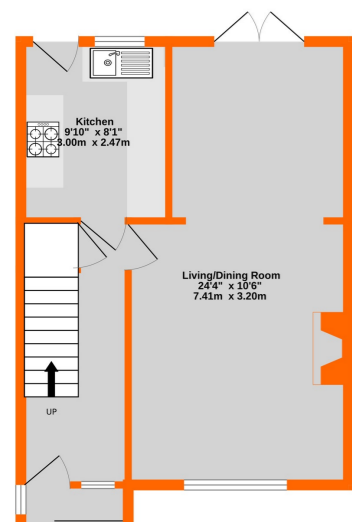
### £650,000 Freehold

- Four Bedroom Semi Detached.
- Through 24' 4" Living/Dining Room.
- Walking Distance Bromley High Street.
- Convenient Number Local Schools.
- Two White Bathrooms (One En-suite).
- Main Bedroom To Loft Conversion.
- 0.4 Mile Shortlands Station.
- Near Queens Mead Recreation Ground.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 1160sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

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For further details please visit our website - [www.proctors.london](http://www.proctors.london)

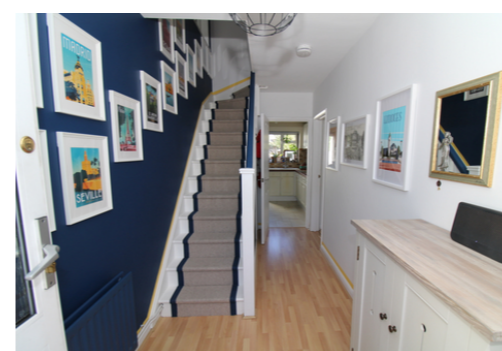
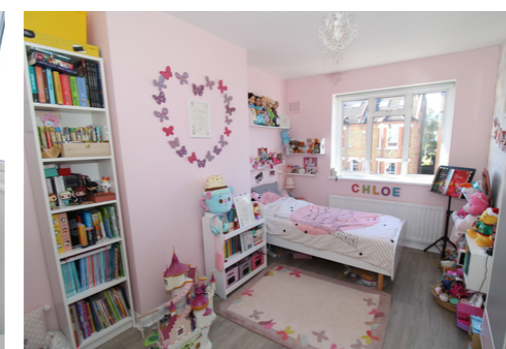


## 31 Bromley Gardens, Shortlands, Bromley, Kent BR2 0ES

BEAUTIFULLY PRESENTED and EXTENDED FOUR bedroom semi detached family home, about 0.4 of a mile from SHORTLANDS STATION (ZONE 4) and within WALKING DISTANCE of Queens Mead Recreation Ground and BROMLEY HIGH STREET. Accommodation over three floors, with the GENEROUS MAIN BEDROOM to the LOFT CONVERSION, having fitted wardrobes and a white en suite bathroom with a shaped shower bath. Off the hallway is the through 24' 4" living/dining room, with the living area having a coal effect living flame gas fire in a handsome cast iron fireplace. From the dining room there are double glazed doors to the garden. The kitchen is appointed with cream fitted units and drawers and wood work surfaces. There are three bedrooms and a white suite bathroom to the first floor. Gas fired heating with radiators and double glazing. Attractive 60' x 20' rear garden with a paved terrace, lawn area, vegetable/strawberry bed and apple tree. This area of Shortlands has a Village feel and is so convenient for a number of amenities, including a choice of sought after local schools and a range of shops in Shortlands.

### Location

Bromley Gardens is off Queens Mead Road and on the other side of Queens Mead Road is Queens Mead Recreation Ground. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.4 of a mile away. Bromley High Street is within walking distance and can be accessed at the end of Ridley Road. Bromley High Street offers a range of amenities including The Glades Shopping Centre, various restaurants and coffee shops and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Local schools include St Marks and Valley Primary, Highfield Infant and Juniors and Harris Primary Academy.



### Ground Floor

#### Enclosed Porch

Via double glazed patio door, quarry tiled floor, side window, double glazed front door to:

#### Hallway

4.25m x 1.80m (13' 11" x 5' 11") Double glazed front window, under stairs storage cupboard with a light housing the boiler, consumer unit, gas and electric meters, double radiator, wood effect laminate flooring

#### Kitchen

3.00m x 2.47m (9' 10" x 8' 1") appointed with a range of cream fitted wall and base units and drawers, wood work surfaces, Carron Phoenix ceramic sink and drainer with a Brita filtered water chrome mixer tap, space for oven with a Stoves extractor canopy above, plumbing/space for dishwasher and washing machine, space for fridge/freezer, double glazed rear window and double glazed door to garden, tiled floor, wall tiling between the work surface and wall units

#### Living/Dining Room

7.41m x 3.20m into alcoves reducing to 2.51m (8' 3") to dining area (24' 4" x 10' 6") Living flame coal effect gas fire in a handsome cast iron fireplace with tiled slips and a slate hearth, double glazed front window with a double radiator beneath, square opening to dining area with double glazed doors to garden, engineered wood flooring

### First Floor

#### Landing

Double glazed side window over the staircase, LVT wood effect flooring, radiator, staircase to second floor

#### Bedroom 2

4.24m x 3.08m reducing to 2.72m (8' 11") into alcoves (13' 11" x 10' 1") Double glazed front window, radiator, LVT wood effect flooring

#### Bedroom 3

3.02m x 2.98m (9' 11" x 9' 9") Double glazed rear window, double radiator, LVT wood effect flooring

#### Bedroom 4

2.33m x 2.11m (7' 8" x 6' 11") Double glazed front window, radiator, LVT wood effect flooring

#### Bathroom

2.27m x 2.07m (7' 5" x 6' 9") Double glazed rear window, white suite of Jacuzzi bath with a chrome wall mounted shower and hand shower over to one end and chrome controls, white wash basin with a chrome mixer tap and low level w.c., airing cupboard with slatted shelves, tiled walls, tiled floor, chrome towel rail/radiator, chrome ceiling downlights

### Second Floor

#### Small Landing

Double glazed Velux window to front over staircase

### Bedroom 1

5.59m x 3.24m into bed recess reducing to 2.88m (9' 5") (18' 4" x 10' 8") Two double glazed front Velux windows, two single fitted wardrobes and three high level cupboards above bed recess, double glazed rear window, radiator, ceiling downlights, double eaves storage cupboard, three single fitted wardrobes, door to:

### En Suite Bathroom

2.64m x 1.73m (8' 8" x 5' 8") Double glazed rear window, white suite of shaped shower bath with a chrome wall mounted shower/mixer tap to one end, wash basin with a chrome mixer tap having two white drawers beneath and low level w.c., tiled floor, tiled walls to three sides of the bath, chrome ladder style towel rail, ceiling downlights, shaver point

### Outside

#### Rear Garden

18.25m x 6.20m (60' x 20') Paved terrace and path leading down the garden and to the side of the house with a timber gate giving access to the front garden, lawn area, vegetable/strawberry bed, timber shed, apple tree, outside tap, artificial grass area to rear of the garden

#### Front Garden

Lawn area, paved path

### Additional Information

#### Council Tax

London Borough of Bromley - Band E