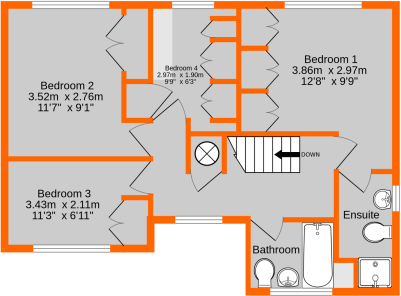


1st Floor
54.2 sq.m. (583 sq.ft.) approx.

Home Office/Gym Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 123.1 sq.m. (1325 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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

7 Castle Close, Bromley, Kent BR2 0YD

Chain Free £795,000 Freehold

- Four Bedroom Detached Home.
- L Shape Living/Dining Room.
- Walking Distance Highfield Schools.
- Front, Rear and Side Gardens.
- Quiet Cul-de-sac Position.
- White Bathroom & En Suite Shower.
- 21' 11" Kitchen/Breakfast Room.
- Former Garage Now Home Office.

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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



7 Castle Close, Bromley, Kent BR2 0YD

Chain Free four bedroom detached house in this cul-de-sac position, within walking distance of Highfield Infant and Juniors and Harris Primary Academy schools. Double aspect 21' 11 kitchen/breakfast room, dining room with an opening to the double aspect living room and a white suite cloakroom. Kitchen with wooden fronted fitted units and plenty of space for a breakfast table. The living room has double glazed doors to the covered veranda, terrace and garden. The main bedroom has wood effect fitted wardrobes and a white en suite shower room. The third bedroom has fitted furniture and is currently a study and the fourth bedroom is currently a dressing room. White suite family bathroom, gas fired heating with radiators and predominantly double glazed. 47' x 40' rear garden with a crazy paved terrace, lawn, pond with a water feature and various shrub/rose borders. Further garden to the side of the house and former garage, now a home office/gym. Parking in front of the garage and a further parking space to the side of the house.

Location

Castle Close is off Kingswood Road between Den Road and Church Road. Local schools include Highfield Infant and Junior schools and Harris Primary Academy. Shortlands Station (Zone 4) and shops in Shortlands Village are about 0.6 of a mile away. Bus services pass along St Mary's Avenue and Kingswood Road. There are shops at the junctions of Westmoreland Road and Pickhurst Lane and Wickham Road and Stone Park Avenue. Bromley High Street is about 1.2 miles away with a range of amenities, including the The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London.



Ground floor

Entrance

Via enclosed porch with double glazed leaded light double doors, double glazed leaded light front and side windows, part glazed front door to:

Hallway

2.90m x 2.67m reducing to 0.97m (3' 2") (9' 6" x 8' 9") Leaded light front windows, coving, understairs storage cupboard, double radiator

Cloakroom

1.70m x 1.04m (5' 7" x 3' 5") Double glazed leaded light front window, white pedestal wash basin with a chrome mixer tap and low level w.c., double radiator, tiled walls and floor

Kitchen/Breakfast Room

6.68m x 2.68m reducing to 2.45m (8' 0") (21' 11" x 8' 10") Double glazed leaded light front and rear windows, part double glazed leaded light side door, granite effect work surfaces, appointed with wooden fronted fitted wall and base units and drawers, 1 1/2 white ceramic sink and drainer with a chrome mixer tap, Whirlpool four ring gas hob with a Whirlpool extractor unit above, Indesit electric double oven with unit above and two drawers beneath, plumbing/space for washing machine and dishwasher, space for fridge/freezer, wall tiling between worksurface and wall units, dresser style unit with cupboards, drawers and shelves, wall unit housing the consumer unit, wall unit housing the Potterton Suprima boiler, ceiling downlights, tiled floor, radiator, space for tumble dryer

Dining Room

3.06m x 2.88m (10' 0" x 9' 5") Double glazed leaded light rear window, radiator, ceiling downlights, coving, opening to:

Double Aspect Living Room

5.7m x 3.41m (18' 8" x 11' 2") Double glazed leaded light double doors to garden, double glazed lead light front bay window with a deep sill, double radiator, limestone fireplace with a coal effect gas fire (not tested), coving, ceiling downlights

first floor

Landing

4.59m x 2.19m reducing to 0.80m (2' 7") (15' 1" x 7' 2") L shape with access to loft via aluminium ladder, light and insulation, radiator, double glazed leaded light front window, linen cupboard housing hot water tank with slatted shelves

Bedroom 1

3.86m including wardrobes x 2.97m plus door recess 0.90m (2' 11") (12' 8" x 9' 9") Double glazed leaded light rear window, radiator, three double wood effect fitted wardrobes one having mirror fronted doors, door to:

En Suite Shower

2.72m into shower x 1.17m (8' 11" x 3' 10") White suite of pedestal wash basin, low level w.c. and tiled shower with an Aqualisa shower, white shower tray and sliding/folding door, extractor fan, ceiling downlights, double glazed leaded light small side window, tiled walls, radiator, tiled floor

Bedroom 2

3.52m x 2.76m plus wardrobe and door recess (11' 7" x 9' 1") Double glazed leaded light rear window, radiator, built in double wardrobe with high level cupboard above

Bedroom 3

3.43m including wardrobe x 2.11m (11' 3" x 6' 11") Double glazed leaded light front window, radiator, built in double wardrobe, fitted desk with nine drawers, a double cupboard and shelving units

Bedroom 4

2.97m x 1.90m including wardrobes (9' 9" x 6' 3") Double glazed leaded light rear window, radiator, built in wardrobe with high level cupboard above, dressing table with six drawers, three single fitted wardrobes and a double wardrobe with three drawers beneath

Bathroom

2.38m plus recess x 1.65m (7' 10" x 5' 5") Double glazed leaded light front window, white suite of bath with an Aqualisa shower over to one end, Ideal Standard pedestal wash basin and a low level w.c., tiled walls and floor, chrome ladder style radiator, ceiling downlights, extractor fan

Outside

Rear Garden

14.5m x 12.4m (max) (47' x 40') Crazy paved terrace to rear of house with veranda, timber shed, pond with waterfall feature, lawn area, shrub/rose borders, circular paved terrace to rear corner, outside tap

Side Garden

8.56m x 5.39m (28' x 17') Lawn, side access gate to front garden, Camellia, crazy paved path to:

Former Garage/Home Office/Gym

4.81m x 2.38m including wardrobes (15' 9" x 7' 10") Part double glazed leaded light side door, double glazed leaded light side window, wood effect laminate flooring, fitted wardrobe with two mirror fronted sliding doors, ceiling downlights, up and over door behind stud wall

Front Garden

Lawn areas, shrubs, crazy paved path, trees, brick pavior parking to the side of the house for one car, parking in front of garage for one vehicle

Additional Information

Council Tax

London borough of Bromley – Band G. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage