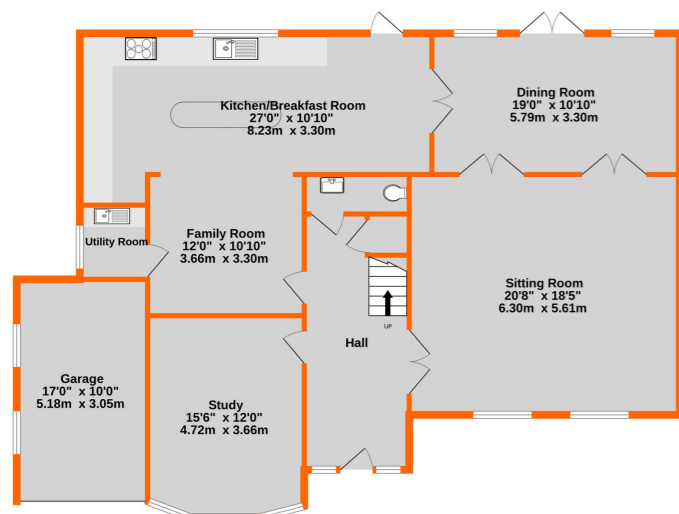


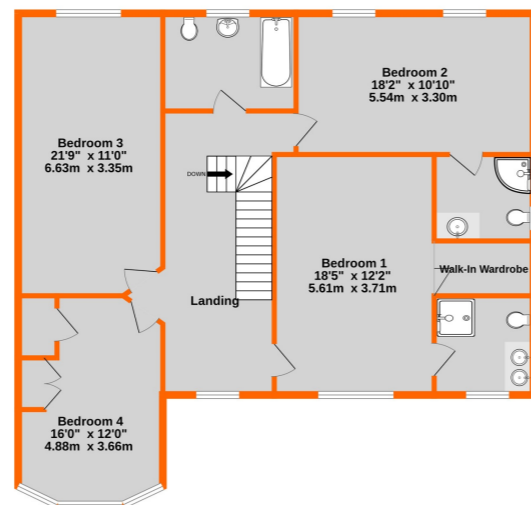
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 2801sq.ft. (260.2 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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Viewing by appointment with our Park Langley Office - 020 8658 5588

7 Den Road, Bromley, Shortlands BR2 0NH

£1,400,000 Freehold

- PRICE GUIDE £1,400,000-£1,450,000
- Fabulously spacious family home
- Two en suites plus family bathroom
- Kitchen/breakfast room plus utility
- Over 260sqm/2800sqft of accommodation
- Four impressive double bedrooms
- Four generous reception areas
- Attractively landscaped rear garden

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 Den Road, Bromley, Shortlands BR2 0NH

PRICE GUIDE £1,400,000 to £1,450,000 - A double fronted detached home substantial in size with an internal footprint does not disappoint. Extended by previous owners and presented beautifully by the current vendors, the ground floor flows easily through open plan reception spaces, with glazed doors out of the sitting room to the dining room as well as the good size entrance hall, with the bay fronted reception room providing a study. The four tremendous size bedrooms plus two en suite shower rooms and bathroom facilitate the growing family. There is ample parking provided by the in-and-out driveway and the lawned garden has a full width terrace plus a private sun trap beneath the pergola to the far end. At just over 260sqm/2800sqft the major expenses to extend have been taken care of which leaves the delight of any cosmetic changes for a buyer to create a family home to their own taste.

Location

Den Road is a quiet road between Shortlands Road and Kingswood Road, about half a mile away from shops at Shortlands and station (trains to Victoria and The City). There are also local shops at the Park Langley roundabout or at the top corner of Westmoreland Road. The property is located very conveniently for the popular Highfield Infants and Junior Schools and Langley Park Schools for older children. Bromley and Beckenham town centres are both a little over a mile away.



Ground Floor

Entrance Hall

5.99m x 2.44m (19' 8" x 8") to include understairs cupboard, downlights, covered radiator, front door with stained glass feature with matching windows, leaded light double glazed window to side

Cloakroom

low level wc, wash basin with mixer tap and cupboard beneath, part tiled walls, ceramic floor tiling, heated towel rail, extractor

Sitting Room

6.30m x 5.61m (20' 8" x 18' 5") hardwood floor, two covered radiators, two leaded light double glazed windows to front

Dining Room

5.79m x 3.30m (19' x 10' 10") hardwood floor, two covered radiators beneath double glazed windows to rear, double glazed French doors to garden

Kitchen/Breakfast Room

8.23m x 3.30m (27' x 10' 10") widening at far end, bespoke base cupboards and drawers, matching eye level units and tall larder cupboard, glazed fronted display cabinets and shelving, granite work surfaces with matching upstand, stainless steel De Dietrich extractor hood above Neff Induction hob, 1½ bowl stainless steel sink with mixer tap, stainless steel Neff combination microwave oven with electric oven beneath, space for American style fridge/freezer, integrated Neff dishwasher, island unit with granite work surface extending to breakfast bar, downlights, hardwood floor, feature upright radiator, double glazed window and double glazed door to rear, open to

Family Room

3.66m x 3.30m (12' x 10' 10") hardwood floor, covered radiator, downlights

Utility Room

2.31m x 1.52m (7' 7" x 5') base cupboards and eye level units, full height unit beside, work surface, stainless steel sink with mixer tap, plumbing for washing machine, wall tiling, double glazed window to side, door to garage



Study

4.72m max x 3.66m max (15' 6" x 12') wood mantle and surround with marble hearth, covered radiator set into bay with leaded light double glazed windows to front

First Floor

Landing

6.76m max x 2.74m (22' 2" x 9") to include stairwell, trap to loft, covered radiator beneath leaded light double glazed windows to front

Master Bedroom

5.61m x 3.71m (18' 5" x 12' 2") covered radiator beneath leaded light double glazed windows to front

~ Walk-In Wardrobe

2.29m x 1.27m (7' 6" x 4' 2") ample hanging, shelving and drawers

~ En Suite Shower Room

2.31m x 2.31m (7' 7" x 7' 7") large shower cubicle with glazed hinged door, low level wc, twin wash basins with mixer taps set onto granite surface with base cupboards beneath, fully tiled walls, ceramic floor tiling, wall light point, extractor fan, downlights, heated towel rail, double glazed leaded light window to front

Bedroom 2

5.54m x 3.30m (18' 2" x 10' 10") two covered radiators beneath double glazed windows to rear

~ En Suite Shower Room

2.31m x 1.63m (7' 7" x 5' 4") corner shower cubicle with glazed sliding doors having Triton shower, low level wc, wash basin with mixer tap set onto granite surface with cupboards beneath, fully tiled walls, ceramic floor tiling, heated towel rail, wall light point, downlights, extractor fan, double glazed leaded light window to side

Bedroom 3

6.63m x 3.35m (21' 9" x 11') radiator, double glazed window to rear

Bedroom 4

4.88m max x 3.66m max (16' x 12') fitted wardrobes, radiator set into bay with double glazed leaded light windows to front



Family Bathroom

3.15m x 2.29m (10' 4" x 7' 6") tiled panelled bath having mixer tap and shower attachment, separate shower over and glazed hinged screen, low level wc, wash basin with mixer tap, fully tiled walls, ceramic floor tiling, heated towel rail, downlights, extractor fan, double glazed window to rear

Outside

Front Garden

about 21m x 12m max (70ft x 40ft) in-and-out driveway, large paved area, flower and shrub borders

Garage

5.18m x 3.05m (17' x 10') electric up and over door, fuse box, wall mounted Vaillant boiler, high level double glazed window to side

Rear Garden

about 20m x 15m wide (65ft x 50ft) narrowing to far end, full width paved terrace with matching path to far end, replaced timber shed, path to side, lawn with raised border and mature shrubs, flower and shrub borders to either side with railway sleepers, outside lights and water tap

Additional Information

Council Tax

London Borough of Bromley band G

