



£995,000  
Valley Road  
BR2

CURRAN PINNER

0208 313 6868  
[bromley@curranpinner.co.uk](mailto:bromley@curranpinner.co.uk)



# Valley Road

BR2

- 4 Bedrooms
- Semi Detached House
- 2 Bathrooms
- Off Street Parking 3 Cars
- Garden
- Close To Amenities





This beautifully presented 4 bedroom Semi Detached house has been updated recently and in our opinion is one of the most spacious and well located homes to come to the market this year.

Offering some 168.SQ M / 1814 SQ FT of accommodation, this property is ideally suited to a family or to those who may work from home and is located on the popular Valley Road, close to the reputable and popular Highfield, Valley Primary, St Mark's schools and Harris Academy. For those with a need to commute, the property is within a short stroll of Shortlands Railway Station which offers services to London Victoria and Blackfriars in under 30 minutes and within walking distance of Bromley South, where fast services to Victoria are available.

Bromley and Beckenham Town Centres are within a 5 minute drive. With over 400 retail units to choose from, Bromley Town Centre is proudly categorised as one of the most extensive shopping centres in the region. The Glades Shopping Centre boasts over 130 stores alone. Bromley South was part of a regeneration programme at St Marks Square offering a new brand of leisure and dining units including a cinema complex.

The property has been enhanced and maintained to an exceptional standard by the current owners and offers a delightful balance and blend of contemporary features coupled with an array of original features and is not in need of any improvement or redecoration for the foreseeable future.

Externally, the property features a driveway to the front providing off street parking for a minimum of 3 vehicles and access to the Garage. Side access leads to the superb long rear garden, beautifully maintained with a large decked patio area, lawn and borders with a variety of mature trees and shrubs plus a soft play area at the foot of the garden which is ideal for young children.

The ground floor offers extensive living space, the covered porch leads to an impressive light filled hallway with wood flooring through out and under stairs WC, bay fronted reception room with feature fireplace and large extended reception room with bi folding doors and atrium, both allowing an abundance of light. The impressive quality open plan kitchen to the dining/sitting room with another feature fire place has a breakfast bar, range of wall and base units, integrated appliances, granite work surfaces and wood floor. Access to the separate laundry/utility room with work tops and cupboards is via the kitchen, door also leads to garden and side access.

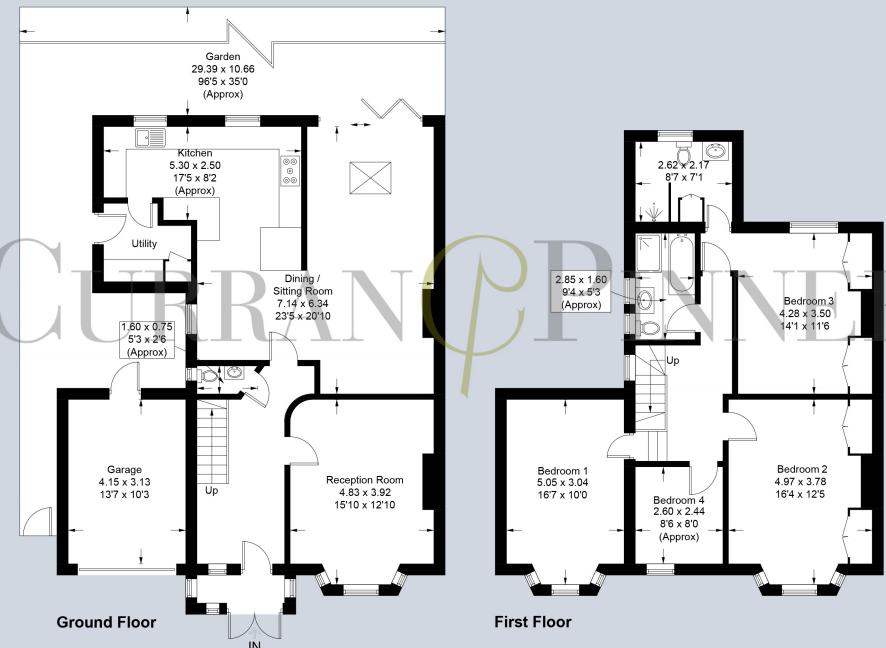
The first floor comprises of 3 large double bedrooms and 1 single. Both luxury bathrooms are fully tiled, the family bathroom benefits roll top bath with separate shower and the wonderful shower room benefits walk in shower.

Further features include double glazing, gas central heating, modern radiators and new garage doors.

All in all this property is the, 'complete package' and must be viewed internally to fully appreciate the overall size and quality of accommodation on offer.

It is anticipated that interest will be instant and significant and all prospective purchasers are strongly advised to view without delay to avoid disappointment.

Tenure: Freehold Council Tax Band: F



Reception Room 3.92m x 4.83m (12' 10" x 15' 10")  
 Dining / Sitting Room 6.34m x 7.14m (20' 10" x 23' 5")  
 Kitchen 2.50m x 5.30m (8' 2" x 17' 5")  
 Bedroom 1 3.04m x 5.05m (10' 0" x 16' 7")  
 Bedroom 2 3.78m x 4.97m (12' 5" x 16' 4")  
 Bedroom 3 3.50m x 4.28m (11' 6" x 14' 1")  
 En Suite 2.17m x 2.62m (7' 1" x 8' 7")  
 Bedroom 4 2.44m x 2.60m (8' 0" x 8' 6")  
 Bathroom 1.60m x 2.85m (5' 3" x 9' 4")  
 Garage 3.13m x 4.15m (10' 3" x 13' 7")



Curran & Pinner  
 94 Beckenham Lane, Bromley, Kent, BR2 0DW  
 0208 313 6868  
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