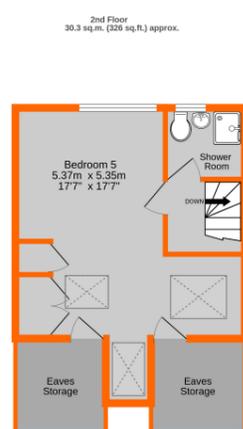
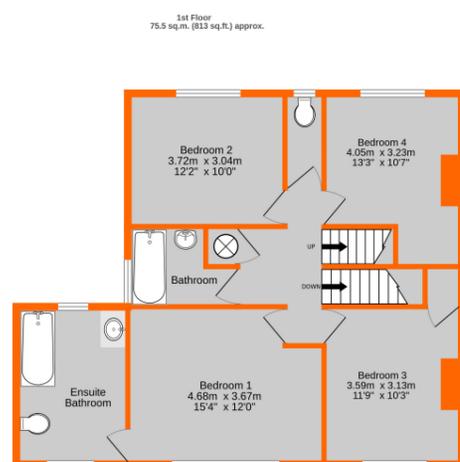
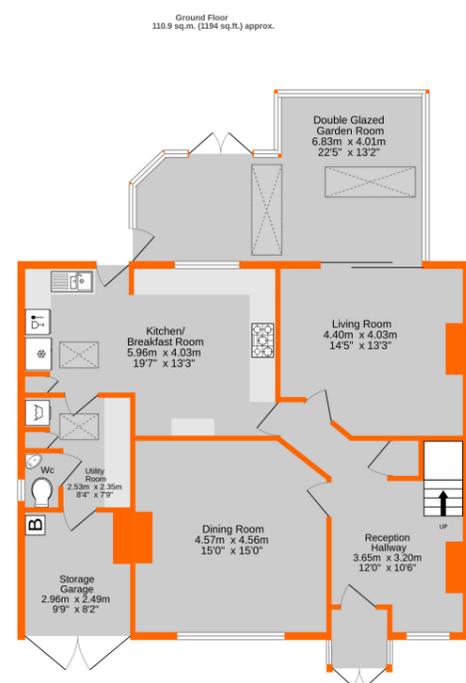


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	69
		EU Directive 2002/91/EC	



Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 216.7 sq.m. (2333 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



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

90 Sandford Road, Bromley, Kent BR2 9AN

£995,000 Freehold

- Handsome Five Bedroom Semi Detached.
- Two Good Proportion Reception Rooms.
- 19' 7" Kitchen/Breakfast Room.
- 143' x 41' Southerly Facing Garden.
- Walking Distance Bromley South Station.
- Spacious Double Glazed Garden Room.
- Two Bathrooms & Shower Room.
- Parking For Four Vehicles.

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



90 Sandford Road, Bromley, Kent BR2 9AN

Handsome, imposing five bedroom semi detached family home, a short walk from Bromley South Station and High Street and enjoying a long 143' southerly facing garden. Welcoming hallway with a brick fireplace and two good proportion reception rooms. Spacious 19' 7" kitchen/breakfast room with cream fitted units and drawers and wood strip effect work surfaces. Utility room with doors to the storage garage and white suite cloakroom. The living room has a tiled fireplace with a handsome wooden fire surround, having an overmantle with a mirror and double glazed patio doors to the L shape garden room, which overlooks the garden. Bedroom 1 with a white en suite bathroom, white suite family bathroom and a separate w.c., to the first floor. L shape 17' 7" x 17' 7" (max) fifth bedroom and white suite shower room to the loft conversion. Gas fired heating with radiators and double glazing. The garden is laid mainly to lawn with established shrub borders and trees, a pond, large timber shed and composting area. Brick pavior parking to the front for four vehicles.

Location

Sandford Road runs between Westmoreland Road and Cromwell Avenue. This property looks along Cromwell Avenue and is within walking distance of Bromley High Street, about 0.4 of a mile away, with The Glades shopping centre, various restaurants, coffee shops and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Local schools include Ravensbourne Secondary School, St Mark's Primary School and Highfield Infant and Junior schools. Bus services pass along Westmoreland Road. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance Porch

Via part glazed double doors to enclosed porch with a quarry tiled floor and part glazed front door to:

Reception Hallway

3.65m plus staircase x 3.20m into alcoves (12' 0" x 10' 6") Double radiator, double glazed leaded light front window, brick fireplace with quarry tiled hearth, plate rail, coving, staircase to first floor, under stairs cupboard with light housing consumer unit, gas and electric meters

Living Room

4.40m into alcoves x 4.03m (14' 5" x 13' 3") tiled fireplace with a wooden fire surround and over mantle with a mirror, coving, picture rail, radiator, dado rail, double glazed patio doors to:

Double Glazed Garden Room

6.83m x 4.01m reducing to 2.55m (8' 4") (22' 5" x 13' 2") Double glazed windows to three sides and double doors to garden, double glazed side door, tiled floor, two double radiators, two double glazed skylights, pitched sheeted tile effect roof

Dining Room

4.57m x 4.56m (15' 0" x 15' 0") Double glazed leaded light front window, double radiator, coving, wooden fire surround with a living flame coal effect gas fire (Not working), marble slips and hearth

Kitchen/Breakfast Room

5.96m x 4.03m reducing to 3.07m (10' 1") (19' 7" x 13' 3") Two double glazed rear windows, part double glazed rear door, appointed with a good range of cream fronted fitted wall and base units and drawers, wood strip effect work surface, space for range style oven with a Rangemaster extractor canopy above, white splash back tiling, tiled floor, coving, space for American style fridge/freezer, tall pull out larder unit, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, plumbing/space for dishwasher, double radiator, space for tall fridge, pine dresser, double glazed side Velux window, part glazed door to:

Utility Room

2.53m x 2.35m reducing to 1.45m (4' 9") (8' 4" x 7' 9") Cream fronted wall and base units and drawers, wood strip effect work surfaces, radiator, double glazed side Velux window, tiled floor, white splashback tiling, tall storage unit with two drawers beneath, plumbing/space for washing machine, door to cloakroom and to storage garage

Cloakroom

1.28m x 0.81m (4' 2" x 2' 8") White low level w.c., corner pedestal wash basin, double glazed side window, radiator, tiled floor

First Floor

Landing

Airing cupboard with slatted shelves housing hot water tank, picture rail

Bedroom 1

4.68m x 3.67m (15' 4" x 12' 0") Double glazed leaded light front window, double radiator, coving, picture rail, door to:

En Suite Bathroom

3.36m x 2.39m (11' 0" x 7' 10") Double glazed leaded light front window, white bath with a chrome mixer tap/hand shower, wash basin with two drawers beneath and low level w.c., double radiator, tiled floor, tiled walls to two side of the bath, double glazed rear window, chrome shaver point

Bedroom 2

3.72m x 3.04m (12' 2" x 10' 0") Double glazed rear window, radiator, picture rail

Bedroom 3

3.59m x 3.13m into alcoves (11' 9" x 10' 3") Double glazed leaded light front window, radiator, picture rail, tiled fireplace, deep wardrobe cupboard

Bedroom 4

4.05m to recess under the stairs x 3.23m into alcoves (13' 3" x 10' 7") Double glazed rear window, radiator, picture rail

Bathroom

2.53m reducing to 1.84m (6' 0") x 1.81m (8' 4" x 5' 11") White suite of jacuzzi bath with a Triton shower to one end and a white wash basin with a double cupboard beneath and tall cupboard with two doors to one side, radiator, tiled floor, tiled walls, double glazed side window

Separate W.C.

1.90m x 0.78m (6' 3" x 2' 7") Double glazed rear window, white low level w.c., tiled floor

Second Floor

Second Floor Landing

Skylight window

Bedroom 5

5.37m reducing to 2.84 (9' 4") x 5.35m (17' 7" x 17' 7") L shape - Two double glazed front Velux windows and one side double glazed Velux window, two deep eaves storage cupboards, double glazed rear window, two double radiators, double and single storage cupboards

Shower Room

1.99m x 1.42m (6' 6" x 4' 8") White suite of low level w.c., wash basin and tiled shower with an Aqualisa shower, white shower tray and sliding door, chrome ladder style radiator, nearly full height tiled walls, tiled floor

Outside

Storage Garage

2.96m x 2.49m (9' 9" x 8' 2") Part glazed double doors to front, wall mounted Worcester boiler, radiator, light

Rear Garden

43.60m x 12.75m (143' x 41') Brick pavior side access with metal gate to front, outside tap and light, paved terrace, laid mainly to lawn, established shrub borders and trees, pond, 6.10m x 3.04m (20' 0" x 10' 0") timber shed, compost area, pergola with grape vine over to rear of kitchen

Front Garden

Brick pavior hardstanding for four vehicles, shrub borders

Additional Information

Council Tax

London borough of Bromley – Band F. 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