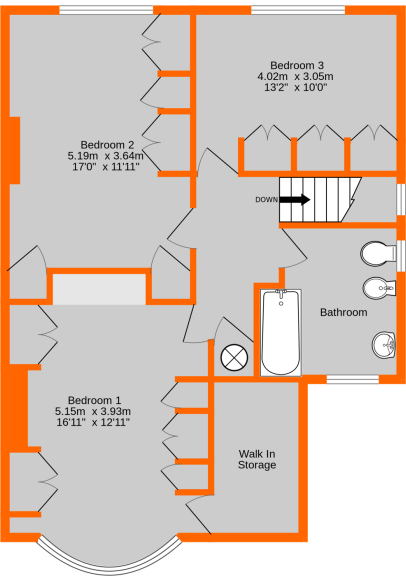
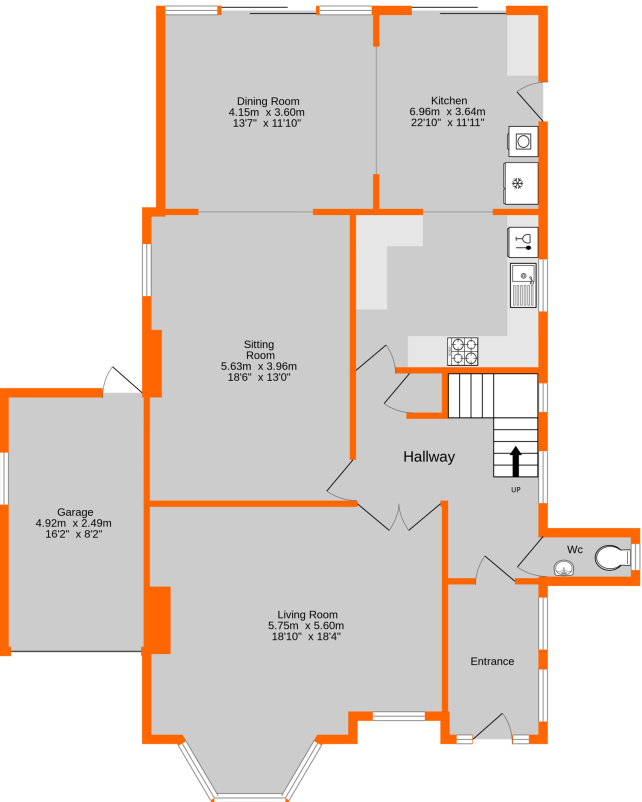


Ground Floor  
113.9 sq.m. (1226 sq.ft.) approx.

1st Floor  
72.2 sq.m. (777 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 186.1 sq.m. (2003 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metroplex ©2025

**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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15 Winchester Park, Bromley, Kent BR2 0PY

Guide Price £1,050,000 Freehold

- Three Double Bedroom Detached.
- Heated 8.38m x 4.36m Swimming Pool.
- Popular Cul-de-sac Position.
- Great Extension Potential S.T.P.P.
- Two Generous 18' Reception Rooms.
- 0.25 Acre Plot With Large Garden.
- Short Walk Highfield Schools.
- White Bathroom & Cloakroom.

[www.proctors.london](http://www.proctors.london)



## 15 Winchester Park, Bromley, Kent BR2 0PY

Chain Free. Handsome, spacious (about 2000 sq. ft.) three double bedroom detached family home, in this popular cul-de-sac position, within walking distance of Highfield Infant and Juniors and Harris Primary Academy schools. Enjoying a large, wider than average rear garden, with a heated swimming pool and a plot of about 0.25 of an acre. Two generous 18' reception rooms, plus the extended kitchen, which is open plan to the extended dining room (see agents note). Kitchen with painted fitted wall and base units and drawers and some built in appliances. White suite cloakroom off the hallway, which is approached via a good size enclosed porch. The three bedrooms have fitted wardrobes and the bathroom is appointed with a white suite. Gas fired heating with radiators and double glazing. Garage and driveway for three vehicles. The rear garden is laid mainly to lawn, with established shrubs and trees and there is paving around the swimming pool. Requiring some modernisation and having extension potential, subject to the necessary planning consents.

### Location

Winchester Park is a cul-de-sac position off St Marys Avenue. Local schools include the sought after Highfield Infant and Juniors and Harris Primary Academy off Kingswood Road. Shortlands station (Zone 4) and shops in Shortlands village are about 0.8 of a mile away. Bromley High Street is about 0.9 of a mile away with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Bus services pass along St Marys Avenue and Cumberland Road. There are shops at the junction of Westmoreland Road and Pickhurst Lane.



### Ground Floor

#### Entrance

2.93m x 1.84m (9' 7" x 6' 0") Via double glazed leaded light door to enclosed porch with tiled floor, double glazed side windows, double glazed leaded light front windows, part glazed front door to:

#### Hallway

2.99m reducing to 2.42m (7' 11" x 3.65m (9' 10" x 12' 0") Double radiator, two double glazed leaded light side windows, brushed steel ceiling downlights, under stairs cupboard with light, cornice, wooden flooring, glazed doors to living room

#### Cloakroom

1.76m x 0.95m (5' 9" x 3' 1") Double glazed leaded light side window, white low level w.c. and wash basin, tiled floor, chrome ceiling downlights

#### Living Room

5.75m x 5.60m into bay reducing to 4.09m (13' 5") (18' 10" x 18' 4") Double glazed leaded light front window, double glazed leaded light front bay window, two double radiators, cornice, open fireplace with marble hearth, wooden flooring

#### Sitting Room

5.63m x 3.96m (18' 6" x 13' 0") Double glazed side window, double radiator, cornice, brushed steel ceiling downlights, square opening to:

#### Dining Room

4.15m x 3.60m (13' 7" x 11' 10") Coving, double and single radiator, two double glazed rear windows, double glazed patio doors to garden, ceiling downlights, wooden flooring, archway to:

#### Kitchen

6.96m x 3.64m reducing to 3.23m 10' 7" (22' 10" x 11' 11") An extended room with double glazed side window, painted wall and base units and drawers, granite effect work surfaces, Stoves Newhome 4-ring gas hob and Stoves Newhome electric double oven, wall tiling between work surface and wall units, cornice or coving, sink and drainer with a chrome mixer tap, wall unit housing the Potterton Suprima boiler, double glazed side door, double radiator, double glazed patio doors to garden, ceiling downlights, plumbing/space for washing machine, space for American style fridge/freezer, built in Bosch dishwasher, wooden flooring, space for tumble drier, 20 hole bottle rack

### First Floor

#### Landing

Cornice, ceiling downlights, airing cupboard housing hot water tank, access to loft

#### Bedroom 1

5.15m into recess x 3.93m including wardrobes (16' 11" x 12' 11") Double glazed leaded light front bay window with a deep sill, cornice, double radiator, two double fitted wardrobes with two double high level cupboards above the bed recess, eight drawer chest of drawers, two further single fitted wardrobes and glass fronted double wardrobe with four drawers beneath, walk in eaves storage cupboard with light, ceiling downlights

#### Bedroom 2

5.19m x 3.64m (17' 0" x 11' 11") Double glazed rear window, double radiator, two double and single fitted wardrobes, cornice, wood effect laminate flooring, storage cupboard, shelved storage cupboard, ceiling downlights

#### Bedroom 3

4.02m x 3.05m (13' 2" x 10' 0") Double glazed rear window, radiator, wood effect laminate flooring, cornice, three double fitted wardrobes one being mirror fronted, ceiling downlights

#### Bathroom

2.78m x 2.48m reducing to 2.08m 6' 10" (9' 1" x 8' 2") Double glazed leaded light side and front windows, white bidet, pedestal wash basin and low level w.c., chrome towel rail, double ended bath with chrome mixer tap/hand shower, radiator, dado rail, cornice, ceiling downlights

### Outside

#### Front Garden

Shingle/concrete drive for three vehicles, lawn, hedges

#### Rear Garden

28.65m x 23.50m (94' x 77') Timber decked terrace with steps down to the garden, laid mainly to lawn, swimming pool 8.38m x 4.36m (27' 6" x 14' 4") with paving around the pool, established shrubs and trees, shingle to side of house with gate to front, part glazed door to garage, paved side access with metal gate to front and outside tap, summerhouse with decommissioned boiler for pool, power points, consumer unit, Electric heat exchanger behind the summerhouse for heating the swimming pool

#### Garage

4.92m x 2.49m (16' 2" x 8' 2") Up and over door, side window, electric and gas meter, consumer unit, part glazed door to garden

### Additional Information

#### Agents Note:

We are informed by our client that the single storey extension is timber framed. A purchaser will probably want to replace this in the future. We understand from our client that the gas fired boiler for the swimming pool in the summer house has been decommissioned. There is an electric heat exchanger behind the summer house which now heats the swimming pool.

#### Council Tax

London Borough of Bromley - G  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

Mains - Gas, Electricity, Water and Sewerage

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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