



Viewing by appointment with our Bromley Office - 020 8460 4166

No.7 Florence Road, Bromley, Kent BR1 3NU

£675,000 Freehold

- Four Double Bedrooms
- 50ft Rear Garden
- Updated Bathroom & Cloakroom
- No Onward Chain
- Three Reception Rooms
- Central Bromley Location
- Generous Living Accommodation
- Potential To Improve

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Larger than average four bedroom Victorian family home, having been previously used as a HMO (House of Multiple Occupation). Situated in the heart of Bromley, the property is ideal for any growing family looking for a central location, close to all amenities including schools, transport link and shopping facilities. Entrance hall with generous lounge, Dining room, kitchen breakfast room, four bedrooms, family bathroom and separate cloakroom. Currently all rooms have their own wash hand basin. Rear garden with gravel seating area enjoying the sun.

Location

Situated in a central location within walking distance of Bromley Town Centre with its excellent shopping facilities and just a short walk from Bromley North Station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Excellent bus connections are close by.



Ground Floor

Entrance Hall

Glazed door into entrance hall, understairs storage cupboard, gas meter.

Reception Room 1

4.47m x 4.23m (14' 8" x 13' 11") Two double glazed windows to front, coved cornice, ceiling rose, wash hand basin and mixer tap, radiator, double radiator.

Reception Room 2

3.78m x 3.07m (12' 5" x 10' 1") Picture rail, dado rail radiator, opens into:-

Kitchen

4.13m x 2.42m (13' 7" x 7' 11") Glazed window to rear, glazed door to rear, range of white wall and base units, worktops over, space for washing machine and fridge/freezer, integrated stainless steel electric oven, gas hob, extractor hood.

Reception Room 3

4.13m x 3.17m (13' 7" x 10' 5") Double glazed door to garden and double glazed window to rear, radiator, shower enclosure, coved cornice.

First Floor

Landing

Stairs leading to first floor.

Bedroom 1

4.23m x 3.80m (13' 11" x 12' 6") Two double glazed windows to front, radiator, coved cornice, wash hand basin and mixer tap.

Bedroom 2

3.76m x 3.07m (12' 4" x 10' 1") Double glazed window to rear, radiator, wash hand basin and mixer tap, coved cornice.

Bedroom 3

3.23m x 3.16m (10' 7" x 10' 4") Double glazed window to rear, radiator, wash hand basin and mixer tap, coved cornice.

W/C

Glazed window to side, low level w/c.

Bathroom

2.25m x 1.85m (7' 5" x 6' 1") Double window to front, panelled bath, chrome bath shower mixer, wall mounted shower, low level w/c, wash hand basin and mixer tap, heated towel rail.

Second Floor

Landing

Stairs to second floor, double glazed window to rear, access to loft.

Bedroom 4

3.82m x 3.21m (12' 6" x 10' 6") Double glazed window to rear, radiator, wash hand basin and mixer tap, coved cornice.

Outside

Garden

Approx. 50ft garden, patio area, trees and shrubs, gravel seating area.

Parking

On road via Permit Parking.

Additional Information

Council Tax

London Borough of Bromley Band E
For the current rate please visit:
bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

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