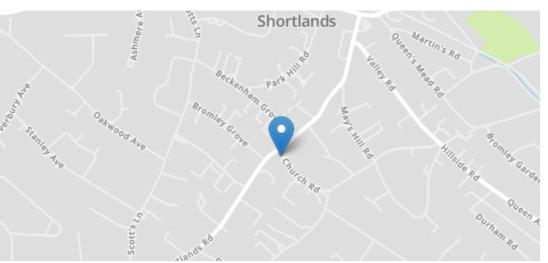
West Wickham Office

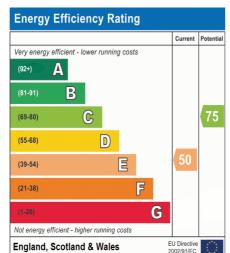
318 Pickhurst Lane, West Wickham, BR4 OHT

2 020 8460 7252

westwickham@proctors.london

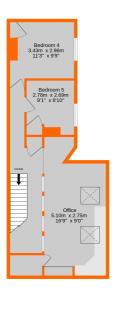


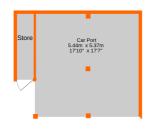












Outbuilds Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA: 226.6 sq.m. (2439 sq.ft.) approx.

deferral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also reco nd 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 panies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



West Wickham Office

- 318 Pickhurst Lane, West Wickham, BR4 OHT
- **1** 020 8460 7252
- westwickham@proctors.london











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

2 Church Road, Shortlands, Bromley, Kent BR2 OHP

Chain Free £1,500,000 Freehold

- Charming 5/6 Bedroom Victorian Semi.
- Close To Shortlands Station & Village.
- Kitchen/Breakfast Room & Utility Room.
- Convenient Number Sought After Schools.
- Two Reception Rooms With Open Fireplaces.
- Stunning Landscaped Established Garden.
- Double Oak Carport With EV Charger.
- Spacious, Bright Fitted Working Office.







2 Church Road, Shortlands, Bromley, Kent BR2 OHP

If you're seeking a charming home brimming with character, perfectly positioned for transport links to London and set within fabulous landscaped gardens, this imposing Victorian semi detached property is a must-see. Accommodation over three floors with five/six bedrooms, in a Conservation area and 0.3 of a mile from Shortlands (Zone 4) station. Open fireplaces to the two impressive reception rooms, which both have access to the garden. Spacious, welcoming hallway with wood block parquet flooring, white suite cloakroom and kitchen/breakfast room with oak fitted cabinetry, granite work surfaces and an oak bench seat. Utility room with access to the cellar. Four bedrooms to the first floor, one currently a dressing room, white suite family bathroom and en suite shower room to main bedroom. Two further bedrooms and generous office to the second floor. Gas fired heating with radiators via a Worcester boiler and well maintained timber windows, many being traditional sash style. 0.28 acre plot with a stunning landscaped garden with paved paths and terrace around the tranquil pond, with a pergola to three sides adorned with Wisteria, two areas of lawn and richly planted, established shrub/flower borders and trees. Double Oak carport with EV charging point and garden store, approached via electric double gates and driveway off Shortlands Road.

This property is on the corner of Shortlands Road and Church Road, in a Conservation area. Bus services pass along Shortlands Road with routes to Shortlands, Bromley and Beckenham Town Centres. Shortlands Station and shops in Shortlands Village are about 0.3 of a mile away. Local schools include Valley, Clare House and St Mark's Primary schools, Highfield Infant and Junior schools, Harris Primary Academy and Langley Park Secondary schools. Bromley Town Centre with The Glades Shopping Centre, Bromley South and North stations is about one mile away. Queens Mead Recreation Ground is off Queens Mead Road and Kelsey Park can be accessed off Stone Park Avenue and Wickham Road (Beckenham).









Ground Floor

Entrance

Via covered porch with tiles in a herringbone design and part glazed leaded light original front door to:

Hallway

7.03m x 2.30m reducing to 1.82m including staircase (6' 0") (23' 1" x 7' 7") Leaded light front windows, double radiator with cover, pine Cornice, dado rail, radiator with cover, wardrobe cupboard wood block flooring in a herringbone design, dado rail, cornice, under stairs cupboard housing the gas meter, part glazed leaded $\,\,$ $\,$ $\,$ $\,$ $\,$ $\,$ $\,$ $\,$ $\,$ light door to: Inner Hallway 2.74m x 1.82m (9' 0" x 6' 0") with 4.32m x 4.28m plus bay (14' 2" x 14' 1") Bay window and sash double coat cupboard and further double cupboard with three sets of double doors

Cloakroom

1.73 m x 1.49 m (5' 8" x 4' 11") Radiator, part glazed door to garden, 3.29 m x 0.85 m (10' 10" x 2' 9") Sash window, white concealed side window, tiled floor, white low level w.c. and wash basin

Dining Room

glazed door overlooking the garden, leaded light front window radiator with cover, picture rail, cornice, engineered oak flooring, open cast iron fireplace with tiled slips and hearth and a polished 4.7m x 3.5m (15' 5" x 11' 6") Rear sash window, double radiator, trees including an evergreen Oak, Oak and Lime tree and Acers wood fire surround

Living Room

 $4.86m\ x\ 4.70m$ plus bay (15' 11" x 15' 5") Bay window with sash windows and part glazed door to garden, radiator with cover, picture rail, cornice, cast iron open fireplace with tiled slips, polished wood fire surround and tiled hearth, engineered oak flooring

Kitchen/Breakfast Room

4.51m reducing to 3.92m (12' 10") x 3.58m (14' 10" x 11' 9") Side window, part glazed door to utility room. Appointed with oak and upstand, stainless steel sink and drainer with mixer tap, built in chrome ceiling downlights Neff Steam oven and Miele combination microwave oven, built in Neff fridge and dishwasher, Aga electric oven and four ring gas hob,
Dressing Room double radiator, oak bench seat to one corner of the room, tiled floor, coving, ceiling downlights

Utility Room

3.3m x 2.38m (10' 10" x 7' 10") Double glazed rear and side Second Floor windows, part glazed door to garden, white ceramic sink, wall and base cupboards and drawers, plumbing/space for washing machine space for tumble dryer, tiled floor, cupboard housing the Worcester boiler and hot water tank, Iroko work tops with one section having a Shelved linen cupboard, double glazed Velux window, dado rail door and access to the cellar:



Cellar

staircase down to small hallway and one room 3.43m x 2.96m (11' built in wardrobe 3" x 9' 9"), light and consumer unit,

First Floor

Landing

window to front, radiator with cover, cornice, picture rail, cast iron fireplace with polished wood fire surround

En Suite Shower Room

cistern low level w.c. and Duravit wash basin, tiled shower with a About 50m x 20m (164' x 65') Beautiful landscaped (in 2010' chrome shower and hand shower, white shower tray and garden with paved terrace around the tranquil pond with pergola to sliding/folding door, tiled walls and floor, two storage cupboards, thee sides adorned with wisteria, paved path to side of house and 4.22m x 3.97m plus bay (13' 10" x 13' 0") Bay window with part ceiling downlights, electric chrome ladder style radiator

cornice, picture rail, cast iron fireplace with a white painted fire irrigation system, vegetable/herb beds, second area of lawn, timber surround, shallow storage cupboard

Bedroom 3

3.94m x 3.72m (12' 11" x 12' 2") Side sash window, double radiator, cornice, picture rail, cast iron fireplace with a painted wooden fire surround

Bathroom

2.64m x 1.8m (8' 8" x 5' 11") Side sash window, white low level w.c. and Duravit wash basin, shaped shower/bath with chrome shower Council Tax fronted fitted wall and base units and drawers, granite work surfaces over to one end, chrome ladder style radiator, tiled walls and floor,

2.92m x 2.30m including wardrobes (9' 7" x 7' 7") Front sash window, cornice, picture rail, radiator, fitted wardrobes with three mirror fronted sliding doors

Second Floor Landing

Bedroom 4

3.43m x 2.96m plus door recess (11' 3" x 9' 9") Side sash window, radiator, shallow built in wardrobe



Bedroom 5

3.43m x 2.43m (11' 3" x 8' 0") for storage and for wine, with 2.78m x 2.69m (9' 1" x 8' 10") Side sash window, radiator, shallow

5.10m x 2.75m (16' 9" x 9' 0") Two double glazed Velux windows exposed floorboards, windows to one side of the room overlooking the staircase, radiator, fitted wood effect desk with two work stations and integrated shelving, door with access to loft space

Outside

Front Garden

Woodland garden with silver birch trees, established shrub/flower borders with irrigation system, shingle and paved paths

Rear and Side Garden

from the terrace to the carport. Side pedestrian gate to Shortlands Road, two sets of steps from the terrace down to level lawn with retaining walls and richly planted, established shrub borders and garden shed, water taps, electric double gates from Shortlands Road and concrete drive to:

Double Oak Carport

5.37m x 5.43m (17' 7" x 17' 10") With tiled pitched roof, EV car charger point, storage room to one side

Additional Information

London Borough of Bromley - Band G. 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

www.proctors.london