



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

2 Church Road, Shortlands, Bromley, Kent BR2 0HP

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.

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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.

Location

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 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 double coat cupboard and further double cupboard with three sets of double doors

Cloakroom

1.73m x 1.49m (5' 8" x 4' 11") Radiator, part glazed door to garden, side window, tiled floor, white low level wc. and wash basin

Dining Room

4.22m x 3.97m plus bay (13' 10" x 13' 0") Bay window with part 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 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 fronted fitted wall and base units and drawers, granite work surfaces and upstand, stainless steel sink and drainer with mixer tap, built in Neff fridge and dishwasher, Aga electric oven and four ring gas hob, 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 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 door and access to the cellar:



Cellar

3.43m x 2.43m (11' 3" x 8' 0") for storage and for wine, with staircase down to small hallway and one room 3.43m x 2.96m (11' 3" x 9' 9"), light and consumer unit.

First Floor

Landing

Cornice, dado rail, radiator with cover, wardrobe cupboard

Bedroom 1

4.32m x 4.28m plus bay (14' 2" x 14' 1") Bay window and sash window to front, radiator with cover, cornice, picture rail, cast iron fireplace with polished wood fire surround

En Suite Shower Room

3.29m x 0.85m (10' 10" x 2' 9") Sash window, white concealed cistern low level wc. and Duravit wash basin, tiled shower with a chrome shower and hand shower, white shower tray and sliding/folding door, tiled walls and floor, two storage cupboards, ceiling downlights, electric chrome ladder style radiator

Bedroom 2

4.7m x 3.5m (15' 5" x 11' 6") Rear sash window, double radiator, cornice, picture rail, cast iron fireplace with a white painted fire 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 wc. and Duravit wash basin, shaped shower/bath with chrome shower over to one end, chrome ladder style radiator, tiled walls and floor, chrome ceiling downlights

Dressing Room

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

Second Floor Landing

Shelved linen cupboard, double glazed Velux window, dado rail

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

2.78m x 2.69m (9' 1" x 8' 10") Side sash window, radiator, shallow built in wardrobe

Office

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

About 50m x 20m (164' x 65') Beautiful landscaped (in 2010) garden with paved terrace around the tranquil pond with pergola to three sides adorned with wisteria, paved path to side of house and 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 trees including an evergreen Oak, Oak and Lime tree and Acers, irrigation system, vegetable/herb beds, second area of lawn, timber 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

Council Tax

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

