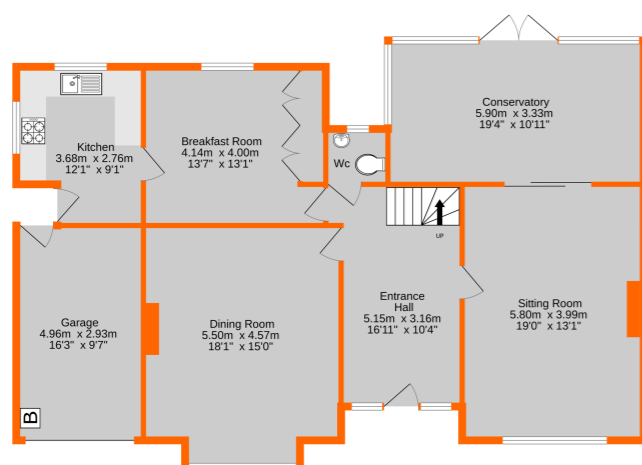
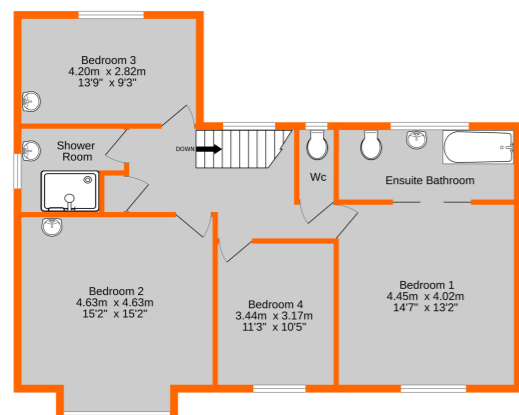


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		63
(39-54)	<b>E</b>	37	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
124.3 sq.m. (1338 sq.ft.) approx.



1st Floor  
82.4 sq.m. (887 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 206.7 sq.m. (2225 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024



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

## Rosedene, 30 Mays Hill Road, Bromley, Kent BR2 0HT £1,150,000 Freehold

- Chain Free Mock Tudor Detached.
- Family Shower Room & En Suite.
- Many Period Features.
- Double Glazed & Central Heating.
- Four Generous Bedrooms Plus Bonus Room.
- Close To Excellent Local Schools.
- West Facing Garden With Conservatory.
- Close to Shortlands Station & Village.

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





## Rosedene, 30 Mays Hill Road, Bromley, Kent BR2 0HT

Handsome double fronted mock Tudor four bedroom detached family home, having great charm and character, owned by the same family since the 1970's. Set within a popular tree lined road and just a short walk to the sought after Highfield and Harris Primary academy schools. Wood panelled entrance hall, two generous reception rooms with bay windows and brick fireplaces, West facing conservatory coming off the sitting room which enjoys views over the garden. The breakfast room has built in storage and connects through to the kitchen and separate cloakroom. Gas fired central heating with radiators to most of the rooms and double glazing. Some modernisation is required including reappointing the kitchen and bathroom and redecoration. Delightful West facing mature garden with central lawn, paved patio, various shrub borders and trees. Integral garage with electric up and over door approached via a private driveway with additional parking. Period features include wood panelling to the entrance hall and dining rooms, stripped flooring, period doors and fittings. This wonderful home offers extension potential subject to the necessary planning consents and gives incoming buyers the opportunity to stamp their own mark upon this home.

### Location

This property is in the section of Mays Hill Road between Kingswood Road and Valley Road. Shortlands Station and shops in Shortlands Village are within walking distance being about 0.4 of a mile away. Local schools include the sought after Highfield Infant and Juniors, Harris Primary Academy, Bishop Challoner school and St Mark's Primary. Bus services pass along Kingswood Road. Bromley High Street with a range of amenities including The Glades Shopping Centre, The Churchill Theatre, Bromley South Station with fast (about 17 minutes) and frequent services to London Victoria, is about 0.9 of a mile away.



### Ground Floor

#### Entrance Hall

5.15m x 3.16m (16' 11" x 10' 4") Oak glazed door and leaded light side windows, coved cornice, tiled fire surround, wood panelled walls, plate rail, understairs storage cupboard, wood stripped flooring

#### Sitting Room

5.8m x 3.00m (19' 0" x 9' 10") Dual aspect with double glazed leaded light window to front, double glazed doors to rear, coved cornice, wall lights, two radiators, brick built fire surround with wooden mantle

#### Conservatory

5.9m x 3.33m (19' 4" x 10' 11") Glazed windows to two sides, glazed French doors to garden, wall lights

#### Dining Room

5.5m x 4.57m (18' 1" x 15' 0") Double glazed leaded light window to front, coved cornice, two radiators, brick built fireplace, wood panelled walls, picture rail, serving hatch, wooden striped flooring

#### Breakfast Room

4.14m x 4m (13' 7" x 13' 1") Double glazed window to rear overlooking rear garden, radiator, serving hatch, built in storage cupboards to one wall, servant bells, door to:

#### Kitchen

3.68m x 2.76m (12' 1" x 9' 1") Double glazed window to side, double glazed window to rear, glazed timber door to side, range of fitted wall and base units with work surfaces over, stainless steel sink with chrome mixer tap, coved cornice, space/plumbing for washing machine, cooker, space for fridge/freezer, double radiator, tiled walls

#### Cloakroom

Double glazed window to rear, low level w.c., wall mounted wash hand basin with chrome taps, radiator

### First Floor

#### Landing

Double glazed window to rear, radiator, coved cornice, built in airing cupboard housing the hot water cylinder with storage above

#### Bedroom 1

4.45m x 4.02m (14' 7" x 13' 2") Double glazed leaded light window to front, radiator, coved cornice, wall lights, pocket double doors to:

#### En Suite Bathroom

4.02m x 1.27m (13' 2" x 4' 2") Double glazed window to rear, panelled bath with mixer tap/hand shower, glass screen, wash basin with chrome taps and double storage cupboard below, low level w.c., tiled walls, radiator

#### Bedroom 2

4.63m x 4.63m (15' 2" x 15' 2") Double glazed leaded window to front, coved cornice, built in double wardrobe with hanging space and storage above, pedestal wash hand basin with chrome taps, splash back tiling, wall lights, wooden stripped flooring

#### Bedroom 3

3.17m x 3.44m (10' 5" x 11' 3") Double glazed window to front

#### Bedroom 4

4.20m x 2.82m (13' 9" x 9' 3") Double glazed window to rear, wall mounted wash hand basin with chrome taps

#### Shower Room

2.52m x 2m (8' 3" x 6' 7") Double glazed window to side, double walk in shower cubicle with glass screen and wall mounted chrome shower, pedestal wash basin with chrome taps, tiled walls, chrome heated towel rail

#### Separate W.C.

Double glazed window to rear, low level w.c.

#### Bonus/Games Room

5.46m x 3.45m (17' 11" x 11' 4") Accessed via a pull down ladder, landing area with eaves storage, door to bonus/games room with double glazed window to rear, restricted head height

### Outside

#### Rear Garden

West facing, mainly laid to lawn with mature trees, shrubs and flower beds, paved patio, timber shed to side, side gate, outside tap, door to kitchen and garage

#### Garage

4.96m x 2.93m (16' 3" x 9' 7") Electric up and over door, gas and electric meters, wall mounted Worcester boiler

#### Front Garden

Mainly laid to lawn with tress and shrubs, paved area for off street parking and access to the garage

### Additional Information

#### Council Tax

London Borough of Bromley - Band G

