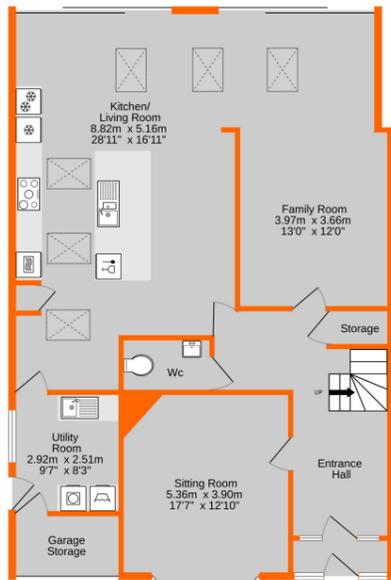
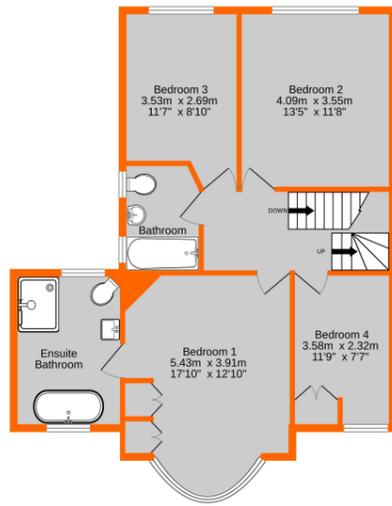


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79
		EU Directive 2002/91/EC	

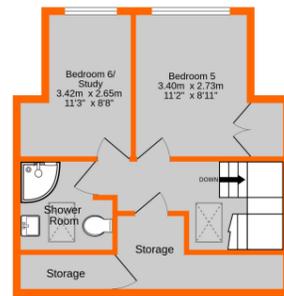
Ground Floor
115.1 sq.m. (1239 sq.ft.) approx.



1st Floor
73.3 sq.m. (789 sq.ft.) approx.

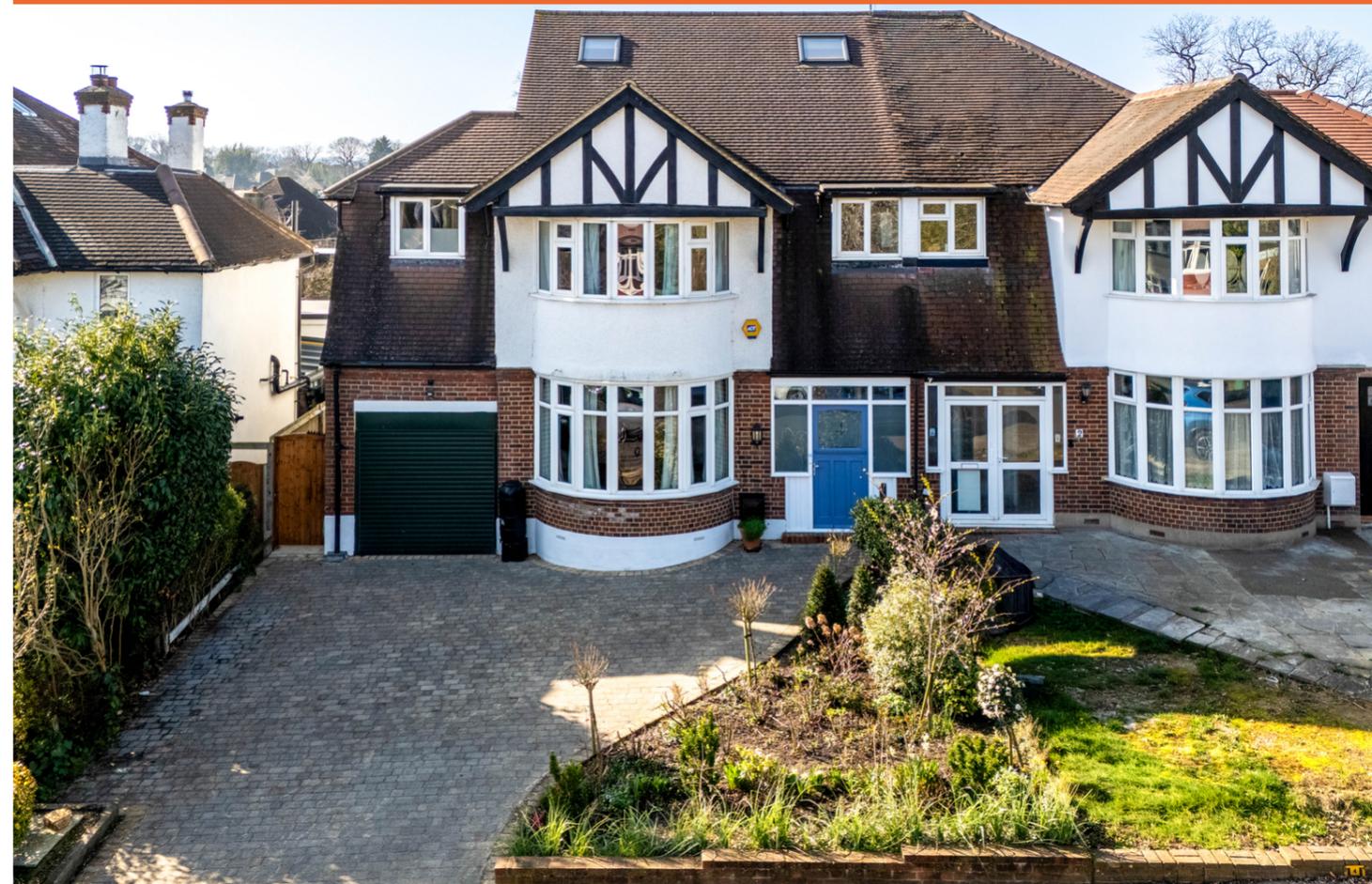


2nd Floor
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 226.1 sq.m. (2433 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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Viewing by appointment with our Park Langley Office - 020 8658 5588

4 St Marys Avenue, Bromley, Kent BR2 0PR

£1,150,000 Freehold

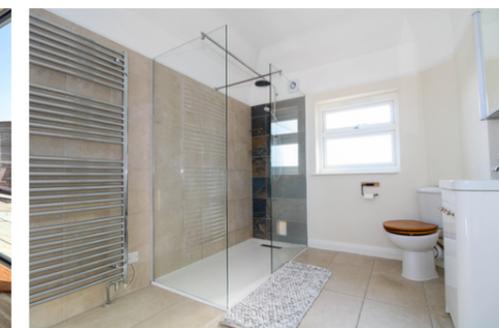
- Fabulous extended semi detached house
- Modern presentation with recent redecoration
- Five/six bedrooms and three bath/shower rooms
- Two reception rooms plus utility and store
- Offered to the market 'Chain Free'
- Near sought after schools and station
- Wonderful open plan kitchen/living room
- Larger than average south west facing garden

4 St Marys Avenue, Bromley, Kent BR2 0PR

Following planning permission in 2017 and subsequent extension works, this excellent family home offers an impressive amount of space, providing all the rooms a growing family could wish for. A spacious entrance hall and traditional front reception room create a strong first impression, leading through to the adaptable rear of the house. Here, pockets of open plan living, incorporating a superb wraparound side and rear extension, are cleverly arranged with clear zones for the kitchen, sitting and dining areas, and the garage has been largely converted to incorporate a practical utility room. Across the first floor and the loft conversion above, there are bedrooms in abundance, with an en suite, family bathroom and separate shower room comfortably serving the six bedrooms on offer. Believed to have been the original builder's house when St Marys was developed, this may explain the addition of the room above the garage and the unusually generous garden space, which has been landscaped to include paved terrace and path leading to a widened area to the far end.

Location

This property is on a popular residential road and St Marys Avenue runs between Kingswood Road and Cumberland Road. The popular Highfield Primary Schools are on South Hill Road, about a quarter of a mile away. Shortlands station and shops are approximately half a mile away. Bromley Town Centre and Beckenham High Street are within easy reach and both offer a range of shops, restaurants and other amenities.



Ground Floor

Enclosed Porch

2.3m x 0.96m (7' 7" x 3' 2") approached via glazed front door with matching windows either side and above, exposed brickwork and tiled floor

Entrance Hall

5.38m x 2.33m widening to 4.22m (17' 8" x 7' 8" to 13' 10") to include understairs cupboard, attractive panelling to walls beneath plate rail, low level cupboard beneath return staircase, exposed oak flooring, window seats either side of front door with glazed insert, windows either side and leaded light windows above

Cloakroom

white low level wc and wall mounted wash basin with tiled splashback, wood effect flooring, extractor fan

Sitting Room

5.36m x 3.9m (17' 7" x 12' 10") oak flooring with carpet well, handsome Claygate fireplace and deep bay with radiator and windows to front

Family Room

3.97m x 3.66m (13' 0" x 12' 0") upright column radiator, open plan to living room

Open Plan Kitchen/Living Room

8.82m max x 8.6m max (28' 11" x 28' 3") or 5.15m (16' 11") to kitchen area, open plan to family room, L-shaped

~ Kitchen/Diner

8.82m max x 5.16m (28' 11" x 16' 11") beautifully fitted KITCHEN with ample storage and finished with quartz work surfaces and matching upstands with splashback for inset AEG Induction hob with AEG stainless steel extractor hood above, eye level Bosch combination microwave with Electrolux oven beneath beside tall larder cupboard, integrated full height fridge and freezer, large island unit base cupboards and overhang for breakfast bar plus integrated Bosch dishwasher and inset Franke stainless steel 1½ sink with mixer tap, feature exposed brick wall, wood effect floor with underfloor heating, downlights, electric Velux windows with rain sensors to extended area with elevated pitch, open plan to DINING SPACE with sliding patio doors having electric awning, electric Velux windows with rain sensors, downlights, open plan to

~ Extended Living Area

3.45m x 3.05m (11' 4" x 10' 0") Amtico wood effect floor with underfloor heating, further sliding patio door with electric awning, electric Velux window with rain sensors and downlights

Utility Room

2.92m x 2.51m (9' 7" x 8' 3") base cupboards with matching eye level units, work surfaces with inset sink and drainer with mixer tap, further work surface with plumbing and spaces for washing machine and tumble dryer beneath, concealed wall mounted Worcester boiler for central heating, wood effect flooring with underfloor heating, downlights, double glazed window to side and glazed door to side, door to garage/storage

First Floor

Landing

4.38m max x 1.88m (14' 4" x 6' 2") to include staircase to second floor and cupboard housing Joule pressurised hot water cylinder

Bedroom 1

5.43m max x 3.91m max (17' 10" x 12' 10") to include pair of built in wardrobes with locker cupboards above, exposed floorboards, curved radiator set into bay with windows to front

En Suite Bathroom

3.64m x 2.59m (11' 11" x 8' 6") white roll top bath with wall mounted taps and shower spray attachment, large shower cubicle with glazed screens, fixed overhead shower and further hand spray attachment, tiled floor with underfloor heating, wall tiling, low level wc and wash basin with mixer tap and cupboard beneath, extractor fan, windows to front and rear

Bedroom 2

4.09m x 3.55m (13' 5" x 11' 8") exposed floorboards, radiator, window to rear

Bedroom 3

3.53m x 2.69m (11' 7" x 8' 10") plus recess by door, exposed floorboards, radiator, window to rear

Bedroom 4

3.58m max x 2.32m (11' 9" x 7' 7") to include shelved eaves cupboard, exposed floorboards, radiator, window to front

Family Bathroom

2.45m x 1.81m (8' 0" x 5' 11") white panelled bath with separate Mira shower above, low level wc and wash basin with mixer tap having cupboard beneath, wall tiling, radiator, shaver point, extractor fan, windows to side

Second Floor

Top Landing

2.82m max x 1.12m (9' 3" x 3' 8") plus return staircase, wood effect flooring, double glazed Velux window

Large Storage Room

4.02m max x 1.8m (13' 2" x 5' 11") into eaves with additional large eaves cupboard, wood effect flooring

Bedroom 5

3.4m x 2.73m (11' 2" x 8' 11") plus double wardrobe, wood effect floor, column radiator, window to rear

Bedroom 6/Study

3.42m max x 2.65m max (11' 3" x 8' 8") wood effect floor, column radiator, window to rear

Shower Room

2.1m max x 1.87m max (6' 11" x 6' 2") curved shower cubicle with glazed hinged door, fixed overhead shower plus further hand spray attachment, white low level wc and wall mounted wash basin with mixer tap having drawer beneath, chrome heated towel rail, ceramic floor tiling, wall tiling, shaver point, Velux window

Outside

Front Garden

block paved driveway providing off street parking, meandering to one side enabling large bed for planting

Garage/Storage

1.56m x 2.6m max (5' 1" x 8' 6") with electric roller shutter door, light and power

Rear Garden

51m x 10.3m widening to 14m (167' 4" x 33' 10" to 4.26m) beautifully landscaped full width paved terrace extending to pathway at side of property having gated access to front with light and water tap, electric awnings, pergola and brick paved pathway with areas of lawn either side leading to halfway point of garden and timber shed, further extensive lawned section of garden and throughout there are railway sleeper borders, further flower beds and raised vegetable patches, two timber sheds to far end of garden

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage