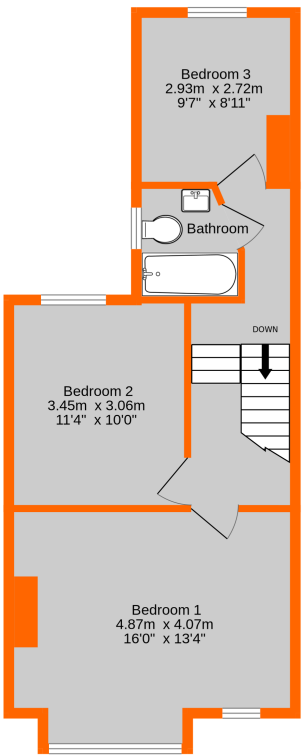
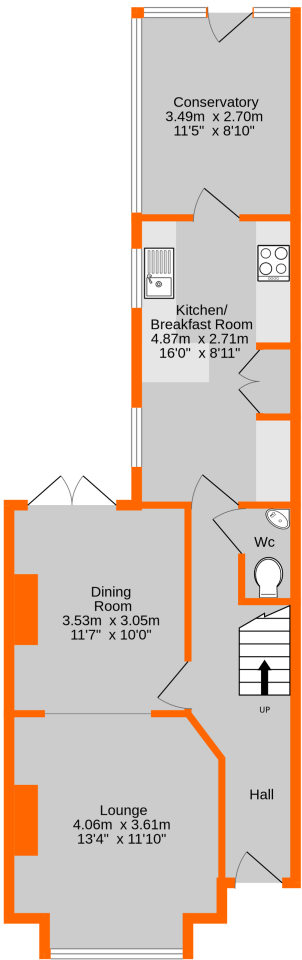


Ground Floor
56.3 sq.m. (606 sq.ft.) approx.

1st Floor
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 104.0 sq.m. (1119 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our Bromley Office - 020 8460 4166

45 Babbacombe Road, Bromley, Kent BR1 3LR

£695,000 Freehold

- Three Bedroom Victorian Terrace
- Newly Installed Kitchen/Breakfast Room
- Period Features
- Popular Location
- Through Reception Room
- Updated Bathroom
- Rear Garden
- Ideal For Transport Links

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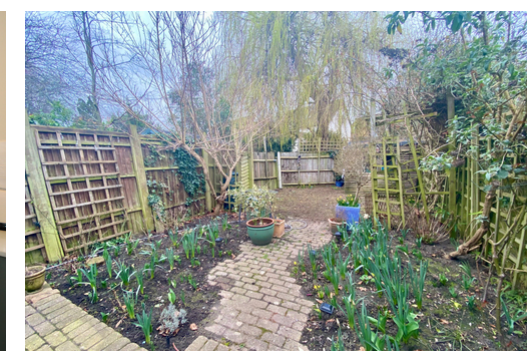
Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and 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 companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london

45 Babbacombe Road, Bromley, Kent BR1 3LR

A brick fronted Victorian three bedroom mid terraced home, situated within in an excellent location close to amenities. The property has been extended to the rear with a conservatory. Entrance hall with tiled Victorian style flooring, through lounge with open fire, beautifully fitted kitchen filled with light, downstairs cloakroom. To the first floor there are three bedroom, all with fireplaces and a modern bathroom suite. Double glazed, newly installed gas fired central heating boiler and updated electrics. Outside, is a pleasant rear garden with side access, block paved patio and shrub borders. Potential to extend subject S.T.P.P.

Location

Babbacombe Road is a popular residential road convenient for access by foot to Bromley town centre and either Bromley North or Sundridge Park railway stations, both serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops are close at hand in either College Road or Sundridge Park 'village' as are a number of popular primary schools in both London Lane and Plaistow Lane.



Ground Floor

Enclosed Porch

Original door with stained glass windows.

Entrance Hall

Coved cornice, tiled decorative flooring, understairs storage cupboard with meters and additional storage.

Lounge

4.06m x 3.61m (13' 4" x 11' 10") Double glazed wooden casement windows to front, old school style radiator, stripped wooden flooring, cast iron open fire with tiled inserts, ceiling rose, open into:-

Dining Room

3.53m x 3.05m (11' 7" x 10' 0") Double glazed UPVC French doors to rear, stripped wooden flooring, hatch to kitchen, old school style radiator.

W/C

Low level w/c, corner basin with gold effect mixer tap, tiled flooring.

Kitchen/Breakfast Room

4.87m x 2.71m (16' 0" x 8' 11") Double glazed wooden casement windows to side, wooden door to conservatory, newly installed Vaillant boiler in concealed cupboard, old school style radiator, space for fridge/freezer and washing machine, integrated oven, induction hob and extractor hood, integrated dishwasher, breakfast bar, butler sink and mixer tap, pantry cupboard, integrated wine cooler, part tiled/part stripped wooden flooring, part tiled walls.

Conservatory

3.49m x 2.72m (11' 5" x 8' 11") Timber with double glazed door to rear, double glazed windows to two sides, wall light, tiled flooring.

First Floor

Landing

Stairs to first floor landing, access to loft.

Bedroom 1

4.87m x 4.07m (16' 0" x 13' 4") Two double glazed window to front, radiator, feature fire place, wood stripped flooring, coved cornice.

Bedroom 2

3.45m x 3.06m (11' 4" x 10' 0") Double glazed casement window to rear, old school radiator, cast iron fire place, wood stripped flooring.

Bedroom 3

2.93m x 2.72m (9' 7" x 8' 11") Double glazed casement window to rear, coved cornice, old school radiator, case iron fire place, wood stripped flooring.

Bathroom

Double glazed casement window to rear, low level w/c with push flush, vanity basin with mixer tap, double storage cupboard below, panelled bath with wall mounted shower, part tiled walls, extractor fan, heated towel rail.

Outside

Rear Garden

Block paved patio with lawn area, tree and shrubs, side access, outside tap, outside power point.

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