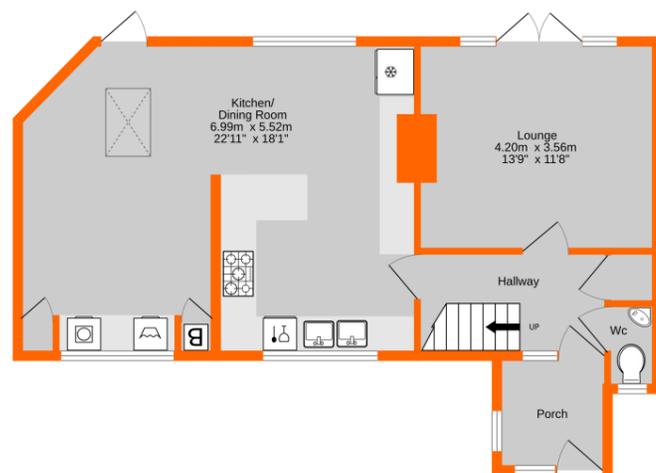




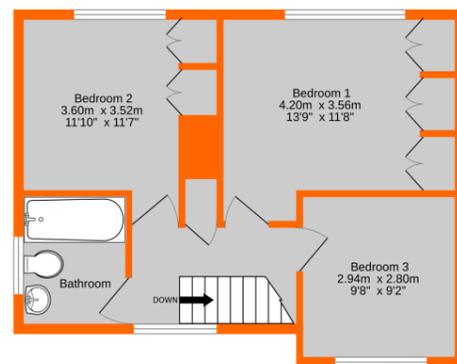
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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



Ground Floor  
63.5 sq.m. (683 sq.ft.) approx.



1st Floor  
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA : 106.9 sq.m. (1151 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026



Viewing by appointment with our Bromley Office - 020 8460 4166

## 1 Foxbury Close, Bromley, Kent BR1 4DP

### £660,000 Freehold

- Three Double Bedrooms
- Extended Living Accommodation
- Cul De Sac Location
- Double Glazed & Central Heating
- Wide Frontage With Parking
- Beautifully Appointed Kitchen
- Close To Transport Links
- Short Walk To Sundridge Park Station

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



## 1 Foxbury Close, Bromley, Kent BR1 4DP

Situated in a quiet cul-de-sac in the highly sought-after Sundridge Park area, this well-presented three-bedroom family home offering spacious and versatile accommodation is ideal for modern family living. The property has been extended to the side, creating a bright and generous living space that flows seamlessly into the kitchen area and overlooks the garden. The ground floor also benefits from a well-appointed lounge, cloakroom and a welcoming entrance hall. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families needing additional space. Externally, the property enjoys a private rear garden, perfect for entertaining or relaxing, along with off-street parking to the front for up to five cars.

### Location

Foxbury Close is ideally located within easy reach of Sundridge Park and Bromley town centre, offering a wide range of shops, restaurants, and leisure facilities, as well as excellent transport links from Sundridge Park station, bus routes connecting the local area and well-regarded local schools.



### Ground Floor

#### Enclosed Porch

Double glazed door and window into, double glazed window to side, tiled flooring, hardwood door into:-

#### Entrance Hall

Coved cornice, radiator, under stairs storage cupboard, built in cloaks cupboard.

#### Separate W/C

Double glazed leaded light window to front, low level w/c, corner wash hand basin and chrome taps, panelled walls, coved cornice.

#### Lounge

4.20m x 3.56m (13' 9" x 11' 8") Double glazed leaded light French door to rear, coved cornice, feature fire place and limestone surround, double radiator, wood laminate flooring.

#### Kitchen/Breakfast Room

6.99m x 5.52m (Including Family Room (22' 11" x 18' 1")) Dual aspect room, double glazed bay window to front, double glazed window to rear, shaker style wall and base units, Quartz worktops, double butler sink and mixer tap, space for range cooker, extractor hood, integrated dishwasher, space for American fridge/freezer, pull out pantry cupboard, under pelmet lighting, wine rack, splash back tiling, breakfast bar, double radiator, coved cornice, opens into:-

### Family Room

6.99m x 5.52m (Including Kitchen/Diner (22' 11" x 18' 1")) Double glazed window to front double glazed door to rear, double radiator, spot lights, built in shaker style storage, Quartz work tops, space for washing machine and tumble dryer, spot lights, boiler cupboard, tiled flooring, Velux sky light.

### First Floor

#### Landing

Airing cupboard, double glazed window to front, shutters, access to loft, pull down ladder, part boarded.

#### Bedroom 1

4.20m x 3.56m (13' 9" x 11' 8") Double glazed leaded light window to rear, radiator, coved cornice, spot lights, built in wardrobe to one wall with hanging space and storage, matching side table.

#### Bedroom 2

3.60m x 3.52m (11' 10" x 11' 7") Double glazed leaded light window to rear, radiator, coved cornice, spot lights, built in wardrobe to alcove with hanging space and storage.

#### Bedroom 3

2.94m x 2.80m (9' 8" x 9' 2") Double glazed window to rear, carpet, radiator, coved cornice, spotlights.

### Bathroom

Double glazed window to side, panelled bath, bath shower mixer, wall mounted electric shower, low level w/c, wash hand basin and storage under, heated towel rail, tiled walls, spot lights, coved cornice.

### Outside

#### Rear Garden

Mainly laid to lawn, paved patio, side access, timber shed.

#### Driveway

Gravel driveway to front with off street parking for up to five cars.

### Additional Information

#### Council Tax

London Borough of Bromley Band E  
For the current rate please visit:  
[bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile coverage at this property, please visit:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Utilities

Mains - Gas, Electric, Water and Sewerage.

