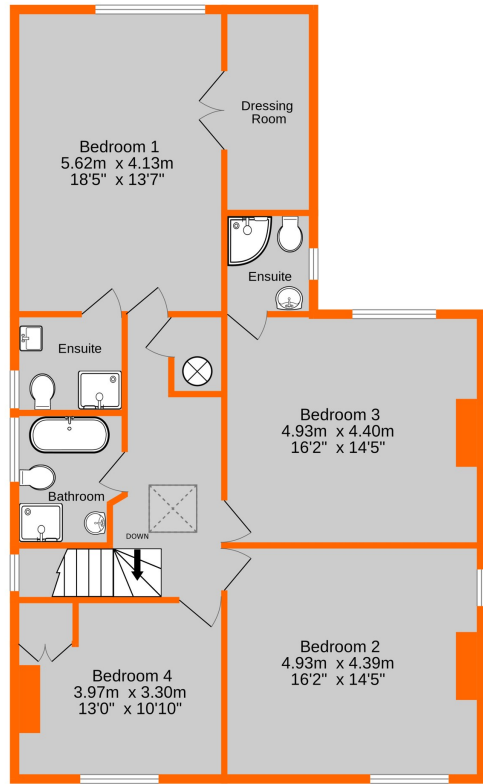
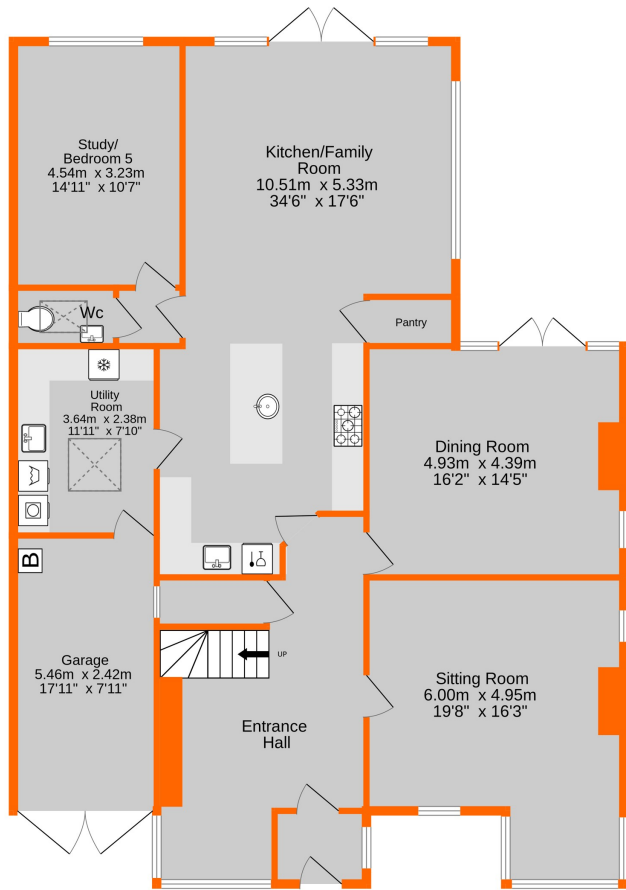


Ground Floor
160.0 sq.m. (1722 sq.ft.) approx.

1st Floor
111.4 sq.m. (1199 sq.ft.) approx.



TOTAL FLOOR AREA : 271.4 sq.m. (2921 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 Bromley Office - 020 8460 4166

Garden Road, Bromley, Kent BR1 3LX

£1,750,000 Freehold

- Four/Five Bedroom Detached
- Two Generous Receptions & Study
- Edwardian Character & Features
- Manicured Private Rear Garden

- Charming Entrance Hall
- German Kitchen & Utility Room
- Beautifully Presented Throughout
- Sought After Residential Road

Garden Road, Bromley, Kent BR1 3LX

Charming and beautifully presented Edwardian family home having been lovingly restored and extended with meticulous detail by the current owners. Impressive home in a sought after and highly desirable road within Sundridge Park, with large gravel driveway, stunning entrance hall with original brick fireplace and oak herringbone parquet flooring, two beautiful generous reception rooms, impressive and spacious open plan accommodation the ground floor with Leicht German kitchen/family room enjoying views onto the rear garden and walk in pantry cupboard. To the side of the kitchen is a large utility room, and a downstairs cloakroom, and a study which could be utilised as a playroom or fifth bedroom. To the first floor, a double height landing full of natural light, four generous double bedrooms, with the main bedroom having a large ensuite shower room and walk in dressing room. The family bathroom is equally impressive with double ended bath, shower cubicle and sink unit, and bedroom three with an ensuite shower room. The property has the benefit of many fine Edwardian period features, gas central heating, oak parquet flooring, and ample off-street parking to the front gravel driveway. The rear garden is beautifully kept with large lawn with mature trees and shrubs, Indian sandstone paved terrace with courtyard area ideal for entertaining to enjoy those summer evenings.

Location

Situated in this sought after premier road, Garden Road is located just a short walk to either Bromley North or Sundridge Park railway stations, both serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. A selection of local shops in Sundridge Park Village is around 1/4 of a mile and easy access by foot for the more comprehensive shopping facilities of Bromley High Street, around 3/4 of a mile away with both national and independent shops, restaurants and bar. Bromley library and leisure centre are close by, with Sundridge Park golf club. For schools, Bromley offers a good selection of both private and state schools, making the area ideal for families.



Ground Floor

Enclosed Porch

Glazed original door and lead light side window, glazed door into:-

Entrance Hall

5.73m x 3.94m (18' 10" x 12' 11") Original casement window to front with lead lined decorative pains, coved cornice, picture rail, original brick arched fire with decorative wooden mantle, parquet oak herringbone flooring with inlay, old school style radiator, understairs storage cupboard, original framed hall mirror.

Sitting Room

6.00m into bay x 4.95m (19' 8" x 16' 3") Original decorative casement bay window to front with lead lined decorative pains, two old school style radiator, decorative lead lined window to side, gas real flame fire with tiled inserts and wooden surround, wall lights, oak parquet herringbone floor with decorative inlay, oval window to front.

Dining Room

4.93m x 4.39m (16' 2" x 14' 5") Timber casement double glazed door and side windows to rear, lead lined decorative window above, lead lined window to side, two old school style radiators, wall lights, cast iron fire place with tiled back and wooden surround, built in book case.

Kitchen/Family Room

10.51m x 5.33m (34' 6" x 17' 6") Range of fitted Leicht German wall and base units with stainless steel handles, corian worksurfaces with inset sink, chrome mixer tap, drawer units, integrated Bosch dishwasher, Miele under counter freezer, soft close pan drawers, preparation sink with chrome mixer tap, central island with oak work surfaces, Falcon duel fuel range cooker with matching extractor hood, spot lights, engineered oak flooring, walk-in pantry cupboard, shelving units, double glazed casement windows to rear, double glazed casement windows to rear terrace, double glazed casement window to side, four old school radiators.

Utility Room

3.64m x 2.38m (11' 11" x 7' 10") Velux window, column radiator, space for wine fridge, butler sink, space for washing machine and tumble dryer, oak work surfaces, shelving, tiled flooring, door to garage.

Study/Bedroom 5

4.54m x 3.23m (14' 11" x 10' 7") Double glazed casement windows to rear, old school style radiator, spot lights.

W/C

Velux window, wash hand basin and chrome mixer tap, old school style radiator, low level w/c, part tiled walls, tiled flooring.

First Floor

Landing

Stairs to first floor landing, arched lead lined window to side, dado rail, old school style radiator, double height landing, eaves storage, airing cupboard housing hot water cylinder and storage.

Bedroom 1

5.62m x 4.13m (18' 5" x 13' 7") Double glazed casement window to rear, lead lined panes, school style radiator, built in dressing room, spot lights.

Dressing Room

Fitted wardrobes with hanging space and storage above.

Ensuite Shower Room

2.01m x 1.96m (6' 7" x 6' 5") Double glazed casement windows to side, walk in shower with glass screen panel, chrome wall mounted shower, chrome heated towel rail, wash hand basin and chrome taps, low level w/c, tiled flooring, part tiled walls.

Bedroom 2

4.93m x 4.39m (16' 2" x 14' 5") Original casement window to front with lead lined pain, old school style radiator, cast iron fire place with tiled inserts and decorative surround, wall lights, glazed window to side.

Bedroom 3

4.92m x 4.40m (16' 2" x 14' 5") Casement window to rear with lead lined pains, old school style radiator picture rail.

Ensuite Shower Room

1.88m x 1.67m (6' 2" x 5' 6") Corner shower enclosure, tiled walls, chrome shower, heated towel rail, low level w/c, wall mounted wash hand basin and chrome mixer tap, double glazed window to side, spot lights.

Bedroom 4

3.97m x 3.30m (13' 0" x 10' 10") Original casement window to front with lead lined pains, old school style radiator, cast iron fire place with tiled inserts, picture rail, built in storage cupboard, wall lights.

Bathroom

2.58m x 2.07m (8' 6" x 6' 9") Casement window to side, double ended bath with central mixer tap, low level w/c, wall mounted wash hand basin and chrome mixer tap, heated towel rail, shower cubicle, chrome shower, tiled flooring, spot lights, extractor.

Outside

Rear Garden

Beautifully kept south facing garden with paved Indian sandstone raised terrace with court yard seating area, large central lawn with established shrubs and herbaceous borders, gravel seating area, timber shed, steps to upper lawn, herb garden and green house. Timber shed to side.

Garage

5.46m x 2.42m (17' 11" x 7' 11") Timber double doors to front, storage in eaves, Glow Worm boiler, outside tap and power points.

Additional Information

Council Tax

London Borough of Bromley Band G
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.