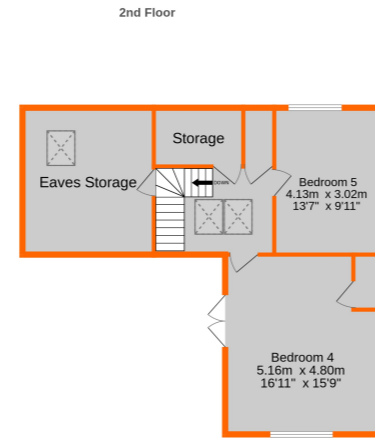
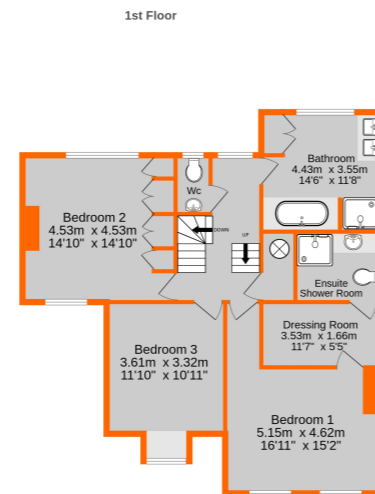
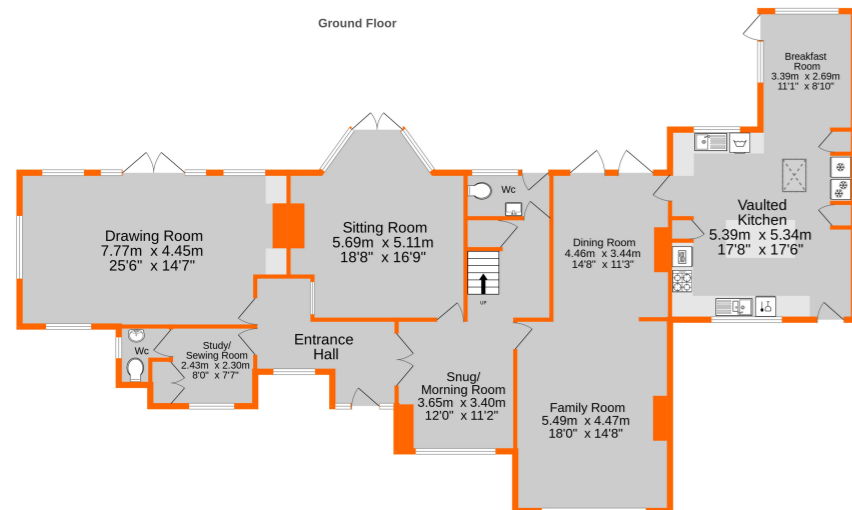
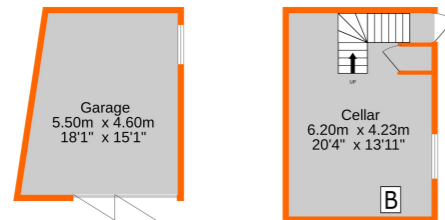


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 376.8 sq.m. (4056 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our Park Langley Office - 020 8658 5588

72 Shortlands Road, Bromley, Kent BR2 0JP

£1,665,000 Freehold

- Detached period rarity with very wide plot
- Delightful character definitely worth conserving
- Drawing room and magnificent sitting room
- Generous family room open to dining room
- Large vaulted kitchen and breakfast room
- Five bedrooms and feature galleried landing
- Opulent bathroom, en suite and three WCs.
- Established garden 30m x 18m (100ft x 60ft)

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



72 Shortlands Road, Bromley, Kent BR2 0JP

Our Park Langley office is keen to stress what a fabulous opportunity this period detached property offers, occupying an impressive plot with circa 33m/110ft frontage giving presence but set back from the road. The house retains a wealth of character and charm with possible scope for further extension, subject to planning permission and other necessary consents, and it can be seen that work is needed to renovate some aspects of the house to make the very best of the elegant accommodation. To the north side there is a large drawing room extension and more recently a fabulous vaulted kitchen was added to the south, open plan to a breakfast room with views of the garden. Four further reception rooms to the original part of the house giving exceptional entertaining space plus five bedrooms on upper floors with en suite and dressing to main bedroom and extravagant main bathroom. Basement with wine cellar, garage and abundant parking on gravel drive with gates to established rear garden.

Location

Situated on Shortlands Road, near the access drive to Foxes Dale and approximately mid way between the turnings into Shortlands Grove and Den Road, on the opposite side of the street. Shortlands Station (Victoria/Blackfriars and Bromley South) is at the end of the road along with Shortlands village shops, both about half a mile away. Bromley town centre is about a mile away with the Churchill Theatre, The Glades shopping centre, cinemas and stations. Beckenham High Street offers a range of shops, restaurants and other amenities with Beckenham Junction Station offering trains to Victoria and tram services to Croydon and Wimbledon.



Ground Floor

Covered Porch

quarry tiled floor and original front door with glazed insert

Entrance Hall

4.10m max x 2.62m max (13'5" x 8'7") quarry tiled floor, radiator, attractive original leaded light windows beside wide front door plus additional windows to front and side

Snug/Morning Room

3.65m x 3.40m (12'0" x 11'2") includes handsome open fireplace, herringbone wood block flooring, plate rail, radiator, leaded light window to front, arched opening to inner hall

Inner Hall

3m max x 2.49m max (9'10" x 8'2") to include return staircase to first floor, door to cellar

Cloakroom

2.50m x 1.23m (8'2" x 4'0") white low level wc, pedestal wash basin, radiator, tiled floor, sash window and door to rear

Sitting Room

5.69m max x 5.11m max (18'8" x 16'9") includes cast iron fireplace with living flame gas fire having impressive marble surround, herringbone wood block flooring, three radiators, feature original frieze above picture rail, wide bay with windows and doors to garden

Family Room

5.49m x 4.47m max (18'0" x 14'8") includes cast iron fireplace with tiled inserts having painted surround, herringbone wood block flooring, extensive bookshelves, two radiators, large feature window to front, open to dining room

Dining Room

4.46m x 3.44m max (14'8" x 11'3") radiator, windows above pair of doors to covered terrace and decking

Vaulted Kitchen

5.39m x 5.34m (17'8" x 17'6") open plan to breakfast room with good range of base cupboards and drawers beneath work surfaces including large island unit with breakfast bar to one end, space for dishwasher, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out cooker hood above ceramic hob, built-in electric double oven with cupboards above and below, large pull out larder unit, wall tiling above work surfaces, space for washing machine and tumble dryer beneath additional work surface with inset ceramic single drainer sink and mixer tap, large storage cupboards plus high level cupboards surrounding space for fridge and freezer, radiator, downlights, Velux window, large window and door to front plus additional window to rear



Breakfast Room

3.39m x 2.69m (11'1" x 8'10") radiator, side window and door to garden plus full height vaulted window to rear

Drawing Room

7.77m x 4.45m (25'6" x 14'7") includes base cupboards with display shelves above, four radiators, leaded light window to front plus additional large windows to side and rear plus doors to garden

Study/Sewing Room

2.63m max x 2.44m max (8'8" x 8'0") includes built-in double cupboard, radiator, leaded light window to front, quarry tiled floor

Separate WC

white low level suite, pedestal wash basin, quarry tiled floor, leaded light window to side

Basement

Cellar

6.20m x 4.23m (20'4" x 13'11") staircase with door from inner hall, Worcester gas boiler, separate room used as a Wine Cellar, gas and electricity meters, trip fuses, light and power

First Floor

Split Level Landing

4.8m x 2.47m (15'9" x 8'1") main area is vaulted with galleried second floor landing above and rooflight, large airing cupboard with insulated hot water cylinder, half landing level has radiator beneath window to rear

Bedroom 1

5.15m max x 4.62m max (16'11" x 15'2") measured to include dressing room, two radiators beneath windows to front

Dressing Room

3.53m x 1.66m (11'7" x 5'5") extensive hanging with storage beneath

En Suite Shower Room

2.32m x 1.81m (7'7" x 5'11") well appointed with tiled shower having folding door, wash basin with mixer tap having cupboards and drawers beneath, tiled walls, large chrome heated towel rail, tiled floor, shaver point, glazed shelf, mirror and wall light above basin, sash window to side

Bedroom 2

4.53m x 4.53m max (14'10" x 14'10") two radiators, windows to front and rear

Bedroom 3

3.61m x 3.32m max (11'10" x 10'11") William Morris wallpaper, radiator beneath window to front with deep sill



Fabulous Bathroom

4.43m x 3.55m max (14'6" x 11'8") large white bath with mixer tap and shower attachment set into mosaic tiled surround, deep walk-in shower with hinged door, twin wash basins with mixer taps having cupboards beneath, tiled walls, radiator, large chrome heated towel rail, tiled floor, shaver point, mirror, shelves and lights above basins, large window to rear

Separate WC

white low level suite, pedestal wash basin, window to rear

Second/Top Floor

Galleried Landing

3.34m x 0.94m (10'11" x 3'1") eaves cupboard plus door to further eaves storage and high level door to loft space above stairs plus rooflight with glazed panel to ceiling providing natural light also to landing below

Bedroom 4

5.16m x 4.80m max (16'11" x 15'9") built-in shelved cupboard, radiator, window to front and double glazed doors to roof above bedroom 3

Bedroom 5

4.13m x 3.02m (13'7" x 9'11") radiator, glazed doors to rear

Outside

Front Garden

about 34.m width x 18.6m max (112ft x 61ft) extensive gravelled driveway providing an abundance of parking and access to garage with brick edging to area of lawn to front and borders with established pine trees, additional lawn areas, outside tap, double gates beside garage to rear garden

Large Garage

5.5m x 4.6m max narrowing to 3.8m at rear (18'1" x 15'1" to 12'6") four-part sliding door to front, light and power, window to side

Rear Garden

about 18.7m x 31m (61ft x 102ft) Yorkstone paved terrace to rear of house enjoying westerly aspect with inset pond, decking by door out from dining room, then laid to lawn with borders including established shrubs and plants, oak tree to far corner and timber shed

Additional Information

Council Tax

London Borough of Bromley - Band G

