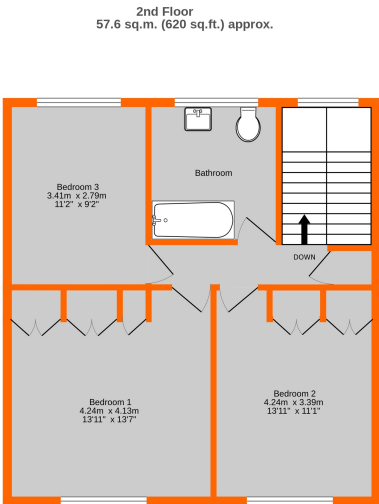


TOTAL FLOOR AREA : 164.5 sq.m. (1771 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

27 Park Hill Road, Bromley, Kent BR2 0JX
£800,000 Freehold

- Neatly presented property offered CHAIN FREE
- Spacious rooms with plenty of natural light
- Extremely large open plan reception space
- Three spacious double bedrooms on top floor
- Excellent opportunity for downsizers and families
- Great plot with ample parking and lovely garden
- Bedroom 4 / family room plus shower room
- Replacement double glazing and internal doors

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



George Proctor & Partners trading as Proctors

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27 Park Hill Road, Bromley, Kent BR2 0JX

Exceptionally large end of terrace townhouse, available via our Park Langley office, ideal for purchasers seeking extremely spacious accommodation with ease of access to Shortlands Station. One of three houses built to particularly wide design creating generous floorplan of circa 174sq.m/1770sq.ft, so book a viewing if you want LARGE ROOMS, AMPLE PARKING and a BEAUTIFUL GARDEN enjoying the afternoon and evening sunshine. Three double bedrooms plus impressive bathroom on top floor matched by magnificent open plan sitting room and dining room plus fitted kitchen. Shower room on ground floor so family room could provide a fourth bedroom, large study to work from home or annexe type accommodation with utility room (created from the rear portion of the original large integral garage) having hob, sink and fridge space, ideal for alfresco entertaining on the terrace.

Location

Park Hill Road runs between Bromley Road and Beckenham Grove, about a quarter-of-a-mile from Shortlands Station (Victoria/Blackfriars and Bromley South) and local shops. Bromley town centre is about a mile away and similarly Beckenham High Street offers a range of shops, restaurants and other amenities and from Beckenham Junction Station there are trains to Victoria and trams to Croydon and Wimbledon. Bishop Challoner School is just around the corner on Bromley Road by the junction with Scotts Avenue.



Ground Floor

Entrance Hall

3.5m x 3.06m max (11'6 x 10'0) includes cupboard beneath stairs, radiator, wood strip flooring, double glazed window beside front door

Shower/Cloakroom

3.3m x 1.14m (10'10 x 3'9) tiled shower with sliding door, pedestal wash basin, white low level wc, tiled walls, shaver point, chrome heated towel rail, tiled floor, radiator, double glazed window to front

Family Room/Bedroom 4

4.33m x 3.51m (14'2 x 11'6) wood strip flooring, fitted bookshelves, radiator, double glazed windows and door to rear garden

Utility Room

3.3m x 2.96m (10'10 x 9'9) cupboards and drawers beneath work surface to two walls plus Potterton Kingfisher II gas boiler and space for washing machine, tumble dryer and fridge, inset single drainer stainless steel sink with mixer tap, 4-ring ceramic hob, wall tiling, tiled floor, double glazed window to rear, door to garage

First Floor

Landing

2.46m x 1.21m (8'1 x 4'0) plus deep walk in cupboard extending beneath stairs to top floor

Kitchen

3.41m x 2.67m (11'2 x 8'9) base cupboards and drawers plus Indesit integrated dishwasher beneath work surfaces, inset single drainer sink with mixer tap, pull out cooker hood above Neff 4-ring ceramic hob, built in electric double oven, wall tiling, high level cupboards, integrated upright fridge/freezer, Amtico type flooring, double glazed window to rear

Sitting Room

7.6m max or 6.53m x 4.24m (24'11 or 21'5 x 13'11) stone fireplace, two radiators, large double glazed windows to front, open plan to dining room

Dining Room

3.41m x 2.79m (11'2 x 9'2) serving hatch to kitchen, radiator beneath double glazed window to rear

Second/Top Floor

Landing

3.88m x 1.23m max (12'9 x 4'0) plus large linen cupboard with radiator, approached via return staircase with oversized double glazed window to rear on half landing providing plenty of natural light having cupboard above with cold water tank

Bedroom 1

4.24m x 4.13m (13'11 x 13'7) includes wardrobes with high level cupboards above, radiator beneath double glazed window to front

Bedroom 2

4.24m x 3.39m (13'11 x 11'1) includes full height fitted wardrobes, radiator beneath double glazed window to front

Bedroom 3

3.41m x 2.79m (11'2 x 9'2) radiator beneath double glazed window to rear

Bathroom

2.65m x 2m (8'8 x 6'7) white panelled bath with mixer tap having built in shower and hinged screen over, low level wc, pedestal wash basin, tiled walls, shaver point, radiator, tiled floor with underfloor heating, double glazed window to rear

Outside

Front Garden

extensively paved and the width of the property and plot affords an abundance of parking with borders by entrance to driveway

Garage

shortened to 3.73m x 3.05m (12'3 x 10'0) up and over door, gas and electricity meters, trip fuses, light, door to utility room. Utility Room was originally part of the garage with an overall length of 7.15m (23'6)

Rear Garden

37.7m x 9.2m (124ft x 30ft) well maintained and mainly laid to lawn with paved terrace to far end enjoying best of the morning sunshine with timber shed to one side, borders with established shrubs and plants, steps from lawn to extensive terrace on two levels with main terrace by house measuring approximately 9.2m x 4.5m (30'2 x 14'9) enjoying the best of the evening sunshine with outside light, power point and water tap, wide paved side access with gate to front garden

Additional Information

Council Tax

London Borough of Bromley - Band F
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