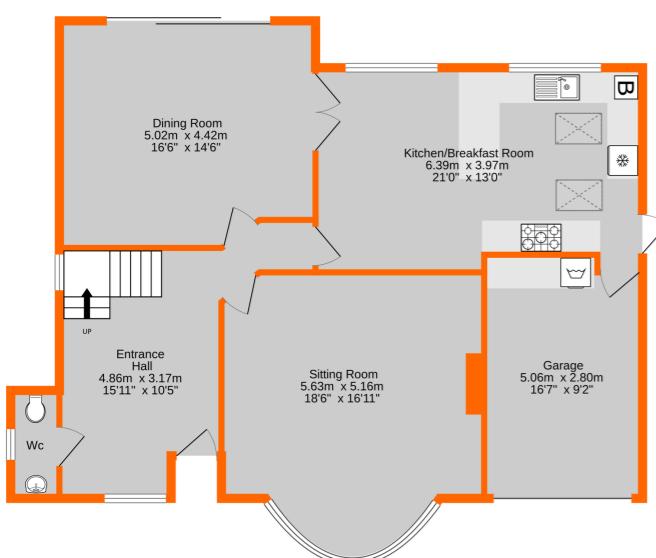
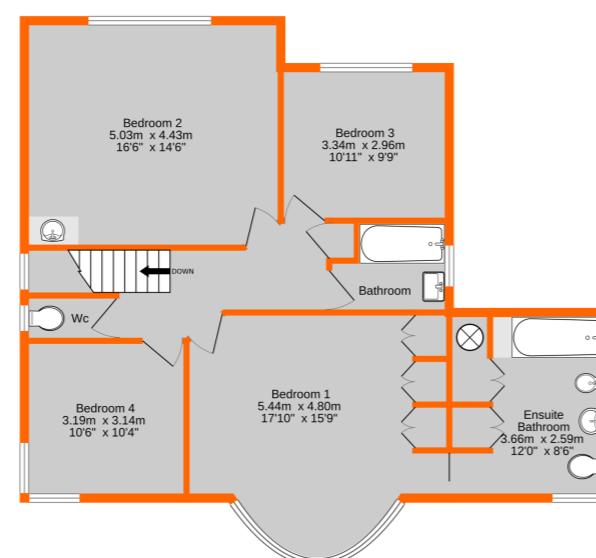


**Ground Floor**  
104.7 sq.m. (1127 sq.ft.) approx.



**1st Floor**  
89.0 sq.m. (958 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 193.7 sq.m. (2085 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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For further details please visit our website - [www.proctors.london](http://www.proctors.london)



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

**75 Scotts Lane, Bromley, Kent BR2 0LT**  
**£1,175,000 Freehold**

- Delightful family home near Park Langley
- Welcoming entrance hall and cloakroom
- Lovely fitted kitchen with breakfast area
- Large main bedroom and en suite
- Impressive plot and spacious accommodation
- Two particularly generous reception rooms
- Four good bedrooms and two bathrooms
- 20m/65ft front and 36m/118ft rear gardens

## 75 Scotts Lane, Bromley, Kent BR2 0LT

Handsome detached family home occupying a wonderful plot with large front garden and house set approximately 20m/65ft back from the pavement. Welcoming entrance hall with cloakroom to one side and wonderfully proportioned reception rooms including large sitting room with bay window and dining room overlooking garden. Double doors link dining room to the generous fitted kitchen with distinct breakfast area. Four good bedrooms on first floor including wonderful main bedroom with attractive bay, ample wardrobes and generous en suite bathroom. Car port beside garage having door to kitchen and utility space for appliances. Established rear garden is approximately 36m (118ft) in length with mature trees to far end giving wonderful outlook from the house. Great majority of the windows are double glazed and attractive wood flooring runs throughout much of the ground floor.

### Location

Situated towards the top end of the road, closest to Park Langley with the popular Clare House Primary School about a third of a mile away, Highfield Primary about half a mile away and The Langley Park schools about a mile from the property. Shortlands Station is about three-quarters of a mile and Bromley town centre with The Glades shopping centre and other amenities is a little over a mile away. Beckenham High Street is a similar distance with mainline train services from Beckenham Junction Victoria and The City as well as trams to Croydon and Wimbledon. Local shops are found at the top corner of Westmoreland Road by the junction with Hayes Lane, at Shortlands Village or on Wickham Road by the Park Langley roundabout.



### Ground Floor

#### Entrance Hall

4.86m max x 3.17m max (15'11 x 10'5) includes cupboard beneath stairs plus additional area leading to kitchen, wood strip flooring, radiator, double glazed window to front and feature leaded light window to side above stairs

#### Cloakroom

white low level wc and wash basin with mixer tap having cupboard beneath, radiator, wood strip flooring, double glazed window to side

#### Impressive Sitting Room

5.63m max into bay x 5.16m (18'6 x 16'11) includes fireplace with living flame gas fire, wood strip flooring, two radiators with shaped radiator set into wide bay beneath double glazed windows to front

#### Dining Room

5.02m x 4.42m max (16'6 x 14'6) wood strip flooring, two radiators, double glazed sliding patio door to garden

#### Kitchen/Breakfast Room

6.39m x 3.97m (21'0 x 13'0) distinct BREAKFAST AREA with space for table, radiator beneath window to rear, wood strip flooring continuing to KITCHEN appointed with range of base cupboards and drawers including deep pan drawers beneath work surfaces plus integrated dishwasher, inset 1½ bowl single drainer stainless steel sink with mixer tap, cooker hood above range cooker with 5-burner gas hob and two ovens, eye level cupboards with matching door concealing Vaillant wall mounted gas boiler, full height integrated fridge, door to garage, window to rear plus two double glazed skylight windows and door to side

#### Bedroom 2

5.03m x 4.43m (16'6 x 14'6) wall tiling above wash basin recessed into base unit with cupboards beneath, radiator, double glazed window to rear

#### Bedroom 3

3.34m x 2.96m (10'11 x 9'9) radiator, double glazed window to rear

#### Bedroom 4

3.19m x 3.14m (10' 6" x 10' 4") radiator, double glazed corner window to front and side

#### 2nd Bathroom

2.45m max x 1.81m max (8'0 x 5'11) large white panelled bath with mixer tap having built-in shower over, pedestal wash basin, wall tiling, shaver point, chrome heated towel rail, double glazed window to side

### First Floor

#### Landing

4.11m max x 1.83m max (13'6 x 6'0) plus linen cupboard, radiator, hatch with ladder to loft

#### Bedroom 1

5.44m x 4.80m max (17'10 x 15'9) includes fitted wardrobes to one wall, shaped radiator set into wide bay beneath double glazed windows to front

#### Large En Suite Bathroom

3.66m x 2.59m (12'0 x 8'6) includes pair of built-in double wardrobes with high level cupboards above, white panelled bath with mixer tap and shower attachment, bidet, pedestal wash basin, low level wc, radiator, wall tiling, mirror plus wall light with shaver point above basin, electric heated towel rail, radiator, double glazed corner window to front and side

#### Bedroom 2

5.03m x 4.43m (16'6 x 14'6) wall tiling above wash basin recessed into base unit with cupboards beneath, radiator, double glazed window to rear

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### Separate WC

white low level suite, double glazed window to side

### Outside

### Front Garden

good size area of lawn beside sweeping gravelled driveway providing ample parking for a good number of cars

### Garage

5.06m x 2.8m max (16'7 x 9'2) up and over door, replacement consumer unit, gas and electricity meters, light and power, work surface to far end having space beneath for washing machine, door to kitchen

### Car Port

4.63m x 2.76m max to front (15'2 x 9'1) beside garage with gate to rear providing access to garden

### Rear Garden

about 36m x 15.7m max to rear of house (118ft x 51'6) extensive paved terrace to rear of house with outside lights and external power points, water tap beside house with covered area to rear of car port by door out from kitchen with small timber shed, beyond terrace garden laid to lawn with path to one side, borders including established shrubs, mature trees to far end plus chalet style shed in need of repair

### Additional Information

#### Council Tax

London Borough of Bromley - Band G