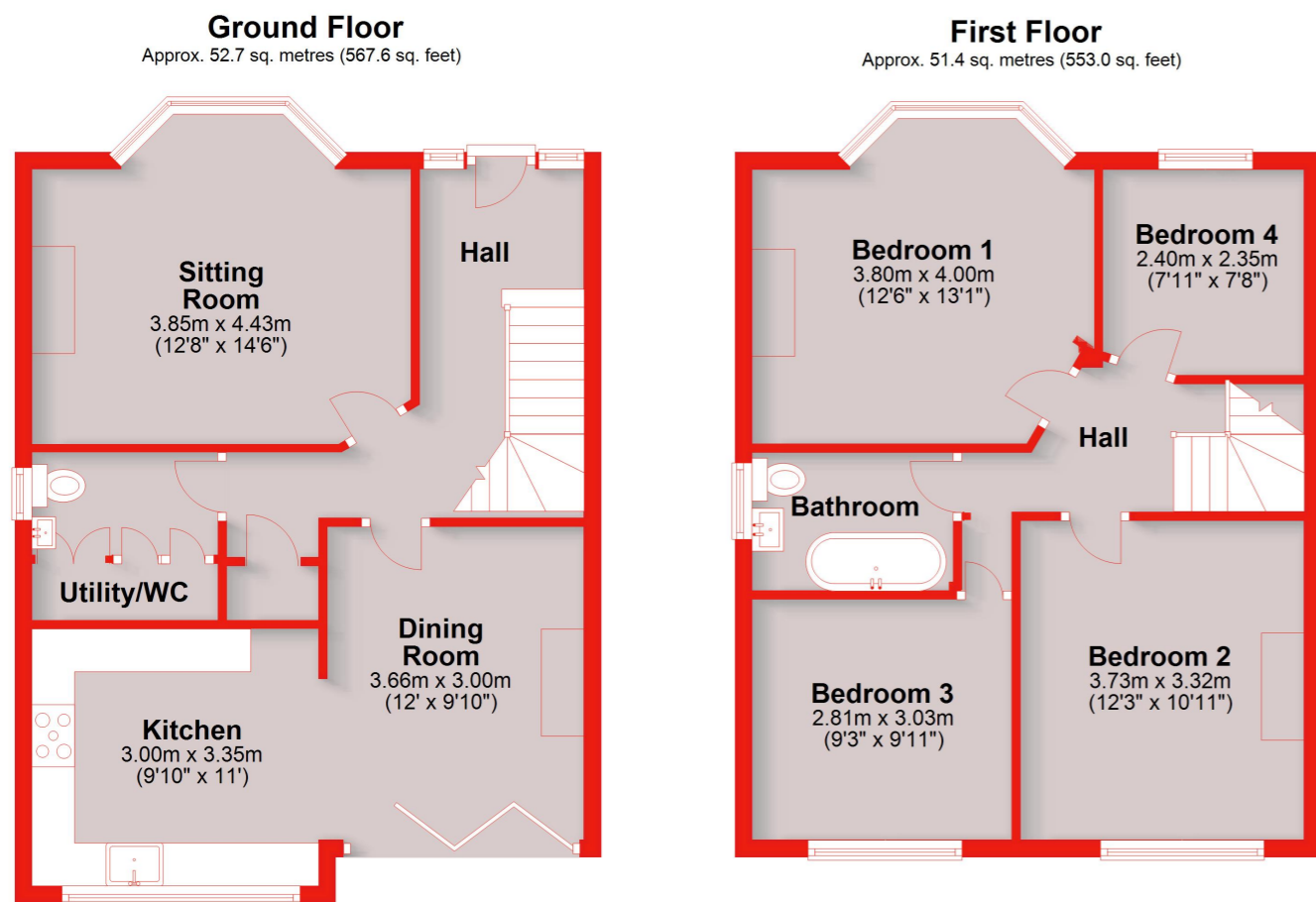


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley
 Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

26 Lansdowne Road, Bromley, Kent BR1 3PQ

Guide Price £725,000 Freehold

- 🏠 Semi Detached House
- 🏠 Four Bedrooms
- 🏠 Sitting Room, Dining Room
- 🏠 Modern Fitted Kitchen
- 🏠 Utility/ Cloakroom
- 🏠 Close Station & Shops
- 🏠 Rear Garden
- 🏠 Sought After Road. EPC Rating D

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.
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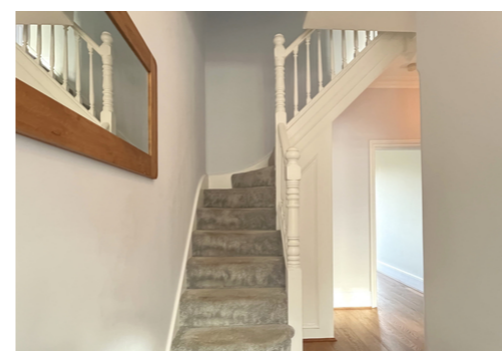
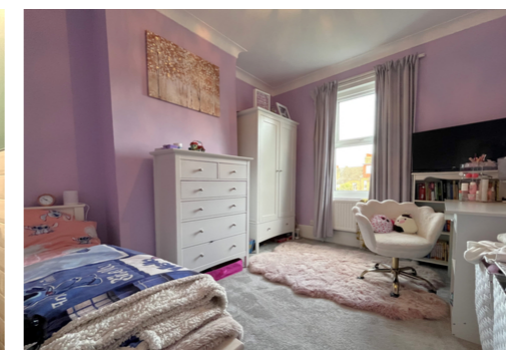


26 Lansdowne Road, Bromley, Kent BR1 3PQ

Situated in this sort after residential road, this is a four bedroom semi detached Victorian house built in 1896, providing good size family accommodation. The property has been modernised and updated in recent years, and comprises on the ground floor, a covered entrance porch, hall, utility / cloakroom, sitting room with feature fireplace, dining room with fitted display shelving and double glazed bi-folding doors opening onto the garden, and a luxury modern fitted kitchen with built in AEG appliances. On the first floor there is a landing, four bedrooms and a luxury modern bathroom. The property has the benefit of sealed unit double glazing, gas central heating by radiators, including column radiators on the ground floor, and oak flooring to the ground floor. Outside there is a well maintained rear garden with artificial lawn and decked patio area.

Location

Conveniently located close to local shopping facilities in Plaistow Lane, Sundridge Park Village, and Sundridge Park Railway Station with services via Grove Park, to Lewisham for DLR, London Bridge, Charing Cross and Cannon Street. Bromley Centre with its multiple shopping facilities, restaurants and bars, plus the Churchill Theatre is within one mile. The area is well served by good primary and secondary schools.



Ground Floor

Entrance Hall

Covered entrance porch, double glazed front door and side windows, oak flooring, understairs cupboard, large cloaks/storage cupboard, column radiator.

Cloakroom/Utility

1.96m x 2.17m (6' 5" x 7' 1") Obscure double glazed window to side, washbasin and low suite WC, oak flooring, range of built in cupboards along one wall with space and plumbing for washing machine and tumble dryer, wall mounted Vaillant Ecotec gas fired boiler for central heating and domestic hot water, column radiator.

Sitting Room

3.85m x 4.43m (12' 8" x 14' 6") Double glazed bay window to front with fitted shutters, oak flooring, feature cast iron fireplace with tiled surround and fitted coal effect gas fire, column radiator.

Dining Room

3.66m x 3.00m (12' 0" x 9' 10") Double glazed bi folding doors to rear opening onto garden, range of fitted display shelving and middle store cupboards along one wall, oak flooring, feature tall radiator. Opening onto

Kitchen

3.00m x 3.35m (9' 10" x 11' 0") Double glazed windows to rear overlooking garden, range of luxury fitted wall and base cupboards with Corian worktops over, inset butler sink with mixer taps, Range of built in AEG appliances comprising stainless five burner gas hob with extractor hood over, double ovens and dishwasher, space for American style fridge freezer, ceiling down lighters.

First Floor

Landing

Bedroom 1

3.80m x 4.00m (12' 6" x 13' 1") Double glazed bay window with fitted shutters to front, radiator.

Bedroom 2

3.73m x 3.32m (12' 3" x 10' 11") Double glazed windows to rear, radiator.

Bedroom 3

2.81m x 3.03m (9' 3" x 9' 11") Double glazed windows to rear, radiator.

Bedroom 4

2.40m x 2.35m (7' 10" x 7' 9") Double glazed windows to front, radiator.

Bathroom

Obscure double glazed window, part tiled walls, luxury white suite comprising large panel bath with fixed and hand showers and glazed folding screen, pedestal washbasin and low suite WC, wall cabinet with mirror door, chrome ladder heated towel rail. Loft access.

Outside

Front Garden

Mainly paved with checked mosaic path and steps.

Rear Garden

Artificial lawn with raised flower and shrub borders, raised decked patio area, shed, side way with gate.

Additional Information

Council Tax

London Borough of Bromley Band E
2024/25 £2382.98

