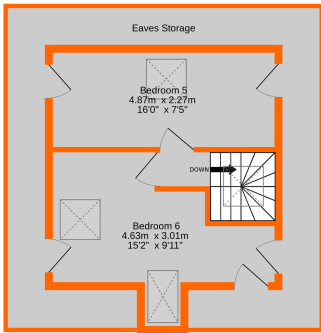


2nd Floor
28.8 sq.m. (310 sq.ft.) approx.



Garage & Eaves Storage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 179.6 sq.m. (1934 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our West Wickham Office - 020 8460 7252

4 Romanhurst Gardens, Bromley, Kent BR2 0PA

£1,125,000 Freehold

- Beautifully Presented 5/6 Bedroom House.
- Two Delightful Reception Rooms.
- Neptune Kitchen with Quartz worktops.
- Ensuite Shower & Family Bathroom.
- Family Friendly 100ft Garden.
- Off Street Parking Two Cars.
- Bespoke Wardrobes to Three Bedrooms.
- 1.2 Mile Bromley South Station.

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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4 Romanhurst Gardens, Bromley, Kent BR2 0PA

Handsome five/six bedroom detached family home, with accommodation over three floors, in this popular road, within walking distance of the sought after Highfield schools and and Langley Park Schools via St Dunstan's Lane. Two delightful, generously proportioned reception rooms having engineered wood parquet flooring, which extends to the hallway. Kitchen/breakfast room with beautiful Neptune kitchen with bespoke cabinetry and having integrated appliances including Smeg dishwasher and double oven. Four bedrooms on the first floor, three of which are doubles, having handmade fitted wardrobes and the main bedroom has a white en suite shower room. Two further bedrooms to the loft conversion. Gas fired heating with radiators and double glazing to most windows. 134' x 35' garden with sandstone paved terrace and path, level lawn and raised beds filled with an array of shrubs and flowers including Dahlias, Lavender and Acers. Further paved terrace to rear of the garden with a wooden shed. Garage and block pavior driveway providing parking for two cars.

Location

Romanhurst Gardens runs between Hayes Lane (Beckenham) and Kingswood Avenue. Local schools include the sought after Highfield Infant and Juniors and Langley Park Secondary schools. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Hayes Lane and Westmoreland Road with routes to Bromley High Street, about 1 mile away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. South Hill Woods and tennis courts can be accessed off Tootswood Road.



Ground Floor

Entrance Porch

Wooden front door and double glazed window

Entrance Hall

4.97m x 2.24m (16' 4" x 7' 4") With painted panelling up to the plate rail, double radiator, cloak cupboard with hanging space, engineered wood parquet flooring

Dining Room

5.55m x 3.70m (18' 3" x 12' 2") Double glazed bay window to front with shutters, glazed leaded window with secondary glazing to side, radiator, built in book shelves with three double door cupboards beneath, engineered wood parquet flooring

Sitting Room

5.21m x 5.11m (17' 1" x 16' 9") Double glazed doors and window to rear, leaded light glazed window to side with secondary glazing, two double radiators, wood burning stove with stone mantelpiece and surround and granite hearth, built in book shelves with cupboard beneath, built in TV. unit with two door cupboard beneath, engineered wood parquet flooring

Cloakroom

1.78m x 1.02m (5' 10" x 3' 4") Double glazed window to side, double radiator, low level wc. with concealed cistern, pedestal wash basin with chrome tap, tiled floor and part tiled walls

Kitchen/Breakfast Room

3.86m x 3.46m (12' 8" x 11' 4") Double glazed window to rear, double glazed door to side, column radiator, Neptune Suffolk kitchen in Flax Blue base units and drawers with Salt White/glazed wall units and quartz worksurfaces over, ceramic butler sink with chrome mixer tap and drainer, Quooker boiling water tap, five ring Smeg gas hob with extractor fan over and Smeg double oven beneath, Neff integrated microwave, Smeg integrated dishwasher, tall pantry cupboard, space and plumbing for fridge/freezer, glass splashbacks and tiled floor

First Floor

Landing

Double glazed window to front, double radiator, Storage/linen cupboard with double radiator and shelves, doorway with understairs storage cupboard beneath staircase to second floor

Bedroom 1

5.22m x 4.87m (17' 2" x 16' 0") Double glazed bay window to rear, leaded light window to side, two double radiators, two double door fitted wardrobe with hanging space with drawers beneath, further double door fitted wardrobe with hanging space and three drawers

Bedroom 2

4.45m x 3.70m (14' 7" x 12' 2") Double glazed window to front and double glazed leaded light window to side, double radiator, fitted double wardrobe with hanging space and four drawers

En Suite Shower Room

2.12m x 1.4m (6' 11" x 4' 7") Double glazed window to side, Mira Power shower with chrome shower head, pedestal wash basin with chrome taps, low level wc., white heated towel rail, tiled floor and part tiled walls

Bedroom 3

3.49m x 2.95m (11' 5" x 9' 8") Double glazed window to rear, double radiator, fitted double wardrobe with hanging space and four drawers

Bedroom 4

2.86m x 2.52m (9' 5" x 8' 3") Double glazed window to front, double radiator, picture rail

Bathroom

2.86m x 1.83m (9' 5" x 6' 0") White panelled bath with chrome shower head, pedestal wash basin with chrome taps, low level wc., chrome heated towel rail, tiled floor and part tiled walls

Second Floor Landing

Velux double glazed window to side

Bedroom 5

4.87m x 2.27m (16' 0" x 7' 5") Double glazed Velux window to rear, radiator, sloping ceiling

Bedroom 6

4.63m x 3.01m (15' 2" x 9' 11") Double glazed Velux window to side and front, eaves storage, sloping ceiling

Outside

Rear Garden

40.95m x 10.86m (134' 4" x 35' 8") Covered area with access to garage on one side with wooden glazed door and wooden door to front, metal gate to the other side, Indian Sandstone paved terrace with wooden steps to lawn, Indian Sandstone path and level lawn with raised beds filled with Lavender, Dahlias and Rhododendron, Roses, Acers and Jasmine, further paved terrace with wooden shed and planted borders

Garage

4.94m x 2.38m (16' 2" x 7' 10") Double glazed door to side, glazed window to side, electric up and over door, space/plumbing for washing machine and tumble dryer, stainless steel sink with taps, Worcester Bosch boiler and Megaflo, consumer units

Front Garden

Brick pavior terrace with parking for two cars plus small area of lawn

Additional Information

Council Tax

London Borough of Bromley Band G - For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage