



## Park Avenue

Bromley, Kent BR1 4EG

*A handsome 2,175 sq ft 4 double bedroom, 3 bathroom detached residence*



# Park Avenue

Offers in Excess of £1,250,000

OPEN DAY 12 MARCH 2022

A Handsome 2,175 sq ft 4 double bedroom, 3 bathroom detached residence located in one of Bromley's finest tree lined "Avenues."

Downstairs there is an impressive 12ft square entrance hall with beautiful original wooden flooring leading through to the 3 stunning reception rooms and contemporary styled kitchen/breakfast room with a separate handy utility room to the side. The kitchen itself boasts built-in double oven and hob, microwave, dish washer, integrated fridge/freezer, wine cooler and breakfast bar complimented with quartz worktops over. The utility room also has a fridge/freezer, washing machine and tumble dryer to stay. A downstairs w.c. completes the ground floor.

Upstairs the two main bedrooms benefit from quality built-in wardrobes and en-suite shower rooms with the second two bedrooms sharing the recently modernised luxurious 4 piece family bathroom.

To the rear there is an approximate 150ft garden with Apple and Pear trees, summer house and an expansive raised deck with outside lighting. There is also a 22ft garage (currently being used as a gym) with parking to the front. (We understand planning permission was approved but now expired for a loft conversion).

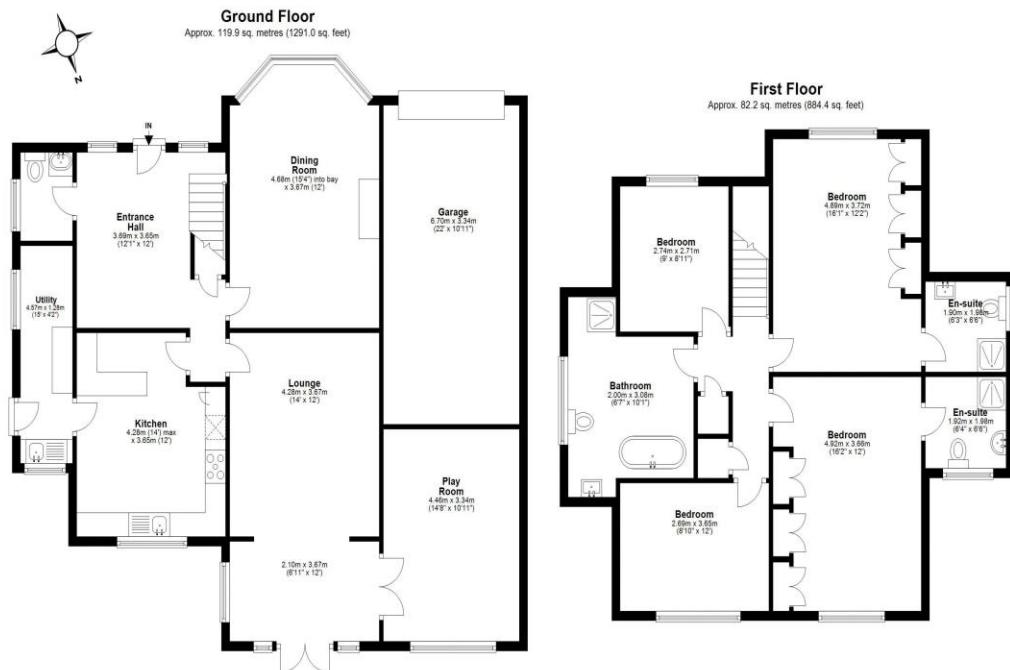
If space and grace are important then we feel you would be hard pressed to find such a grand period residence in such a sought-after road within walking distance of both Sundridge Park Golf Club and Tennis Club. Parish Primary School is also close by.

Sundridge Park, Bromley North, Bromley South and Shortlands Stations are all within commuting distance with services to London Victoria, Cannon Street and Charing Cross. Chain Free.

- Impressive Entrance hall
- 4 Double Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Contemporary kitchen
- Utility room
- Downstairs W.C.
- CCTV
- 22ft Garage
- Approx 150ft Garden







Total area: approx. 202.1 sq. metres (2175.5 sq. feet)  
**Park Avenue, Bromley**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation of the original drawing for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
 The above statement applies to both 'Lusa London Photography LTD' and the Company or individual displaying this floor plan.  
 (c) Lusa London Photography LTD unauthorised reproduction prohibited.

#### Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.

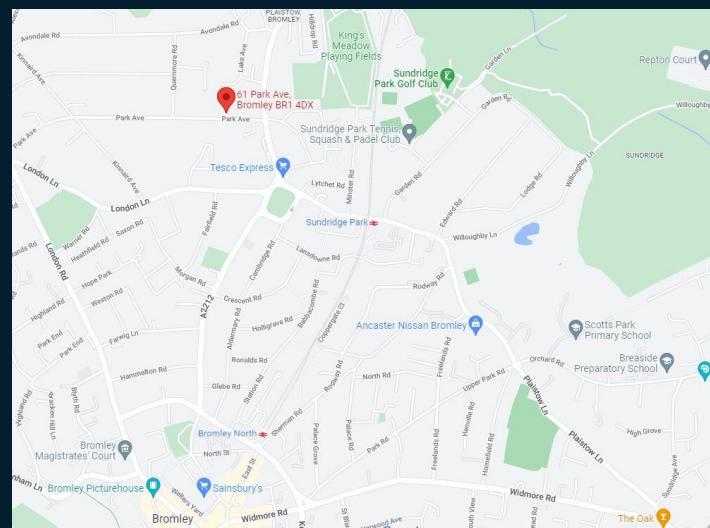
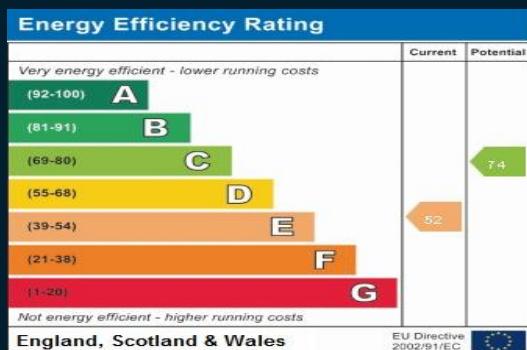


## Additional Information

**Council Tax Band: G**

**Location: BROMLEY**

**Viewing: Via Browne Estates**



197 Widmore Road, Bromley, Kent BR1 2RG  
Email: [sales@browne-estates.co.uk](mailto:sales@browne-estates.co.uk)  
Tel: 020 8466 9101

[www.browne-estates.co.uk](http://www.browne-estates.co.uk)