



homezone

**£770,000 Freehold**

**1 Florence Road**

Bromley, BR1 3NU

- END TERRACE VICTORIAN HOME
- FOUR BEDROOMS / TWO BATHROOMS
- TWO RECEPTIONS & LARGE KITCHEN
- SEPARATE GROUND FLOOR WC
- ATTRACTIVE SECLUDED WESTERLY REAR GARDEN
- BEAUTIFUL FRONTAGE
- TASTEFULLY PRESENTED THROUGHOUT
- CLOSE TO BROMLEY HIGH STREET
- CLOSE TO BROMLEY NORTH/SOUTH STNS
- PRIVATE GARAGE, QUIET POSITION



## Homezone Property Services - Beckenham

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A simply stunning end terrace 4 bedroom Victorian family home presented in beautiful condition throughout and maintained impeccably by its current owners.

To the ground floor, this property comprises entrance hall, lounge to front with double glazed sash windows and ornamental fireplace surround, middle dining room with elegant wood panelled walls and tiled floor, spacious modern fitted Shaker style kitchen suite with granite worktops and a full range of integrated appliances, a ground floor WC and a lean to/conservatory off dining room.

As you rise up the mezzanine flights of stairs, at different levels can be found the three spacious double bedrooms, generous 4th single bedroom, and two bathrooms, one with a bath and shower over with double sinks and the other providing a walk-in shower, WC and vanity wash basin.

The frontage of this property oozes kerb appeal, with it's brick wall & piers with black wrought iron railings, wrought iron gate, white stone chips floor to the main area and a beautiful period style black and white tiled footpath from gate to black painted and panelled period style front door. There is also a private garage to the side of the property.

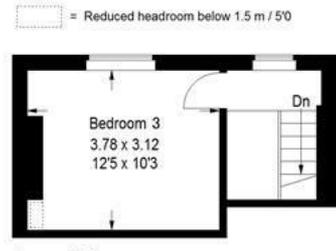
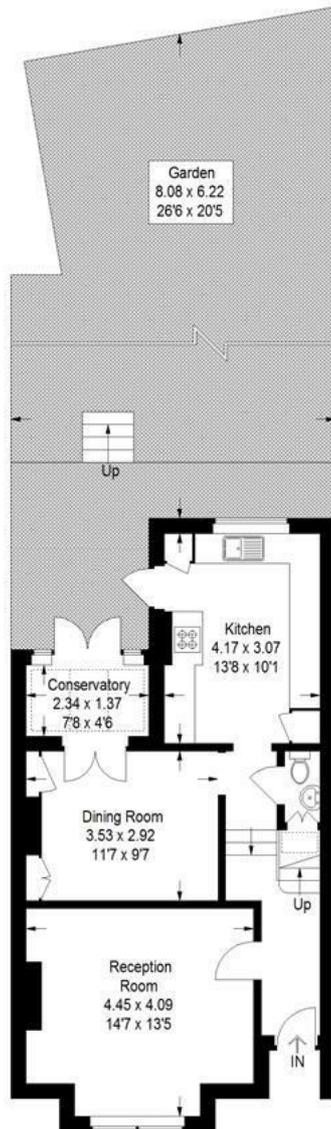
The west facing rear garden, which is accessed from both kitchen and conservatory, benefits from a lower paved area and concrete steps up to the main garden, which comprises a central lawn and mature beds, hedges, bushes and trees, all landscaped beautifully to provide a tranquil and very private space.

Bromley town centre is just yards away, yet Florence Road enjoys a very peaceful position off the main road. Bromley North and Bromley South stations are also within easy walking distance from the property.



**Florence Road, BR1**

Approximate Gross Internal Area  
 Ground Floor = 56.3 sq m / 606 sq ft  
 First Floor = 52.4 sq m / 564 sq ft  
 Second Floor = 16.9 sq m / 182 sq ft  
 Total = 125.6 sq m / 1352 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID904400)

### **Entrance Hall**

Solid wood panelled front door, tiled floor, grey emulsion painted walls, radiator enclosed in decorative boxing, wooden staircase and bannisters with stair risers tiled with a decorative tile, two ceiling light fittings,

### **Reception Room**

Painted solid wood panelled door, exposed and varnished floor boards, grey emulsion painted walls, cast iron and tiled insert fireplace with decorative wooden fireplace surround, two UPVC double glazed sash windows, picture rail and coving, radiator in decorative wooden boxing, ceiling light fitting.

### **Dining Room**

Light grey painted decorative wood panelling to walls, fire place recess, radiator in decorative wooden boxing, grey tiled flooring, single glazed stained glass double doors to:

### **Lean To/Conservatory**

Grey tiled floor, white painted walls, double glazed double French doors to garden, double glazed flanking windows and roof panels.

### **Kitchen**

Grey tiled flooring, cream colour Shaker style kitchen suite with black granite worktops, built in low level oven and electric hob, integrated fridge freezer, integrated dishwasher, integrated washing machine and integrated tumble dryer, boiler cupboard and an integrated recycling store cupboard, window to rear overlooking garden and double glazed door to garden, modern upright wall radiator,

### **Master Bedroom**

Painted solid wood panelled door, grey carpet, white emulsion painted walls with burgundy accent wall to chimney breast and recesses, 2 UPVC double glazed sash windows, cast iron fireplace surround, radiator, ceiling light fitting.

### **Bedroom 2**

Solid wood painted door, wood flooring, neutral emulsion painted walls, large built in wardrobes with sliding doors, double glazed window, ceiling light fitting, radiator.

### **Bedroom 4/Study**

Solid wood panelled door, wood flooring, neutral

emulsion painted walls, radiator, built in wardrobe, double glazed window.

### **Bathroom**

Grey tiled floor, large built in vanity unit with double wash basin, white double ended bath with shower over, glass shower screen, wall integrated shower controls and shower outlet, chrome heated towel rail, spot lights, double glazed sash window.

### **Shower Room**

Grey tiled floor, white wall tile with mosaic border, chrome heated towel rail, cream gloss vanity unit with top mounted wash basin, WC, large shower enclosure with sliding glass door entry, WC, extractor fan, double glazed window.

### **Bedroom 3/Top Room**

White painted door, wood flooring, black emulsion painted walls, double glazed window, radiator, ceiling light fitting.

### **Outside**

To the front is a shallow garden laid in white chip stone, with brick wall and wrought iron railed front boundary, wrought iron gate and a black and white tiled footpath leading to the covered front door.

To the rear is an attractive and secluded west facing garden measuring approximately 7.5m from the rear of the house, and sitting approximately 6m wide, with a paved area from conservatory/kitchen, leading to a rising staircase to the upper lawned area, which is presented with attractive mature planting beds and mature shrubs, hedging and small trees to the boundaries.

### **Council Tax**

London Borough of Bromley.  
Band: E

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.