



**Offers In Excess of
£700,000 Freehold**

100 Salisbury Road

Bromley, BR2 9PU

- IMMACULATE, EXQUISITE, EXTENDED THREE BEDROOM VICTORIAN END OF TERRACE HOUSE IN THE HEART OF CHATTERTON VILLAGE
- CHAIN FREE
- STUNNING CONTEMPORARY KITCHEN WITH GENEROUS ISLAND & MINIMALIST 'FGC' FRAMELESS SLIDE & FOLD PATIO DOORS TO THE GARDEN
- UTILITY ROOM WITH INTEGRATED WASHER/DRYER
- HARDWOOD FRAMED DOUBLE GLAZED SASH WINDOWS, OAK PANELLED DOORS & CLASSIC CORNICING
- FAMILY BATHROOM WITH WALK-IN SHOWER AND ROLL TOP BATH, ENSUITE SHOWER ROOM ON SECOND FLOOR & GROUND FLOOR WC
- BESPOKE LUXURY WARDROBES FROM THE HERITAGE WARDROBE COMPANY IN THE MASTER BEDROOM
- 6 MINUTES DRIVE TO BROMLEY TOWN CENTRE & 18 MINUTES WALK TO BICKLEY STATION (TRAINS TO BROMLEY TAKE 3 MINUTES)
- CONVENIENT FOR RAGLAN PRIMARY SCHOOL & BROMLEY COLLEGE OF FURTHER EDUCATION
- ABUNDANCE OF PARKS NEARBY INCLUDING HAVELOCK RECREATION GROUND, WHITEHALL RECREATION GROUND & NORMAN PARK



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*** GUIDE PRICE £700,000 - £750,000 *** On a popular tree-lined quiet residential street in the heart of Chatterton Village is this stunning end-of-terrace extended Victorian house exuding charm and sophistication. Boasting a perfect blend of immaculately refurbished contemporary style with classic period features, this property offers a truly exquisite living experience.

Step inside to discover a masterpiece of design, featuring a John Lewis kitchen equipped with integrated Neff appliances - including a slide-and-hide electric oven, combination oven, and induction hob with downdraft extractor hood and pop-up electrical sockets. The generous island with a sleek inset sink and Quooker hot tap provides both style and functionality, creating the perfect space for entertaining. A highly practical utility room is perfectly placed for keeping the laundry out of sight.

The light-filled living space flows seamlessly to the garden through 'FCB' frameless slide-and-fold patio doors, offering uninterrupted views of the beautifully maintained garden; perfect for those seeking a low-maintenance outdoor retreat.

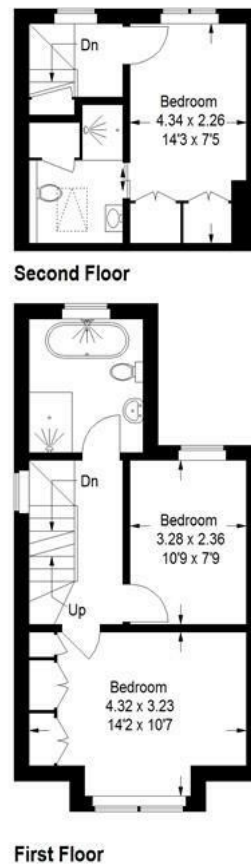
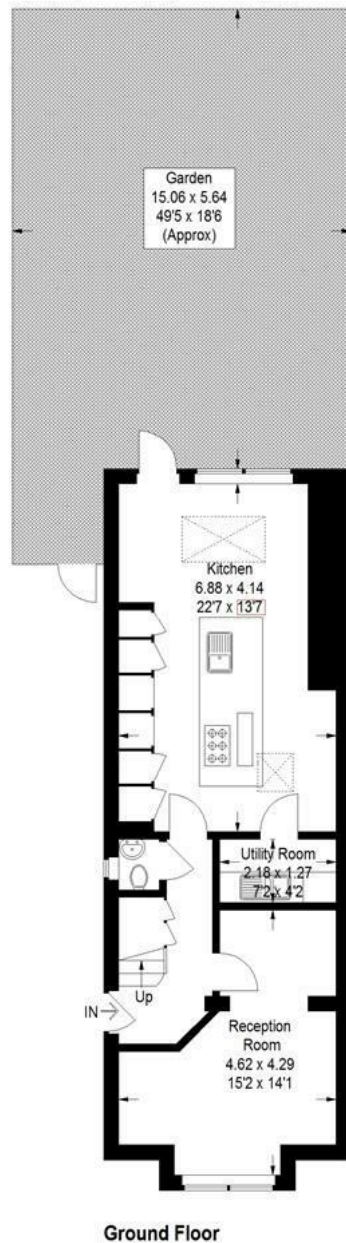
Upstairs on the first floor are two double bedrooms with the main bedroom showcasing bespoke fitted wardrobes from The Heritage Wardrobe Company and a handsome family bathroom featuring a walk-in 'rainfall' shower and roll-top bath. A further double bedroom and a luxurious ensuite shower room are on the second floor. On the ground floor is a perfectly proportioned WC for added convenience.

Situated near an array of local amenities, including shops, restaurants, and schools, this property also offers easy access to Bickley Station, making commuting a breeze. Nearby parks such as Havelock Recreation Ground and Norman Park provide the perfect backdrop for outdoor leisure activities.

This exceptional property is ideal for couples, singles, or downsizers looking for a stylish and comfortable home to fall in love with. Book your viewing without delay!



Salisbury Road, BR2
 Approximate Gross Internal Area
 108.0 sq m / 1163 sq ft



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. (ID1069768)

ENTRANCE DOOR

Victorian style glass panel door, understairs cupboard housing gas and electric meter and consumer unit, understairs pull out shoe storage drawer, anthracite vertical column radiator, dark oak effect engineered wood flooring, cornice, recessed downlights.

GROUND FLOOR WC

Oak panelled door, white hardwood framed double glazed window to side, white suite comprising wall mounted wash hand basin with chrome mixer tap, low level WC with concealed cistern, tiled splashbacks, recessed downlight, engineered wood flooring.

LIVING ROOM/STUDY

Oak panelled door, white hardwood framed double glazed twin sash windows to front, column cast iron style radiator, television aerial point, recessed downlights, cornice, fitted carpet.

KITCHEN

Oak panelled door, range of grey flat fronted John Lewis wall and base units featuring full height carousel larder unit, full height integrated fridge and freezer, Neff 'slide and hide' oven, Neff combination oven with warming drawer, kitchen island with Quartz worktops, Neff Schott Ceran N70 five zone Neff induction hob with Neff downdraft hood, Neff integrated dishwasher, inset 'Blanco' sink and drainer with 'Quooker' brushed steel mixer tap, two double pop up sockets, 'FCB' frameless double glazed slide and fold patio doors, two anthracite vertical column radiators, recessed downlights, oak threshold between kitchen and hallway, porcelain stone effect tiled floor, two skylights, door to:-

UTILITY ROOM

Oak panelled door, flat fronted grey wall and base units with one and a half stainless steel sink and drainer with chrome mixer tap, water softener, opaque perspex splashback, extractor fan, recessed downlights, porcelain stone effect tiled floor.

LANDING

White hardwood framed double glazed sash window to side, cornice, recessed downlights, fitted carpet, stairs to second floor.

BEDROOM ONE

Oak panelled door, white hardwood framed double glazed twin sash windows to front, fitted wardrobes with mirrored panelled doors, cast iron style horizontal column radiator, cornice, recessed down lights, fitted carpet.

BEDROOM THREE

Oak panelled door, white hardwood framed double glazed sash window to rear, cast iron style horizontal column radiator, cast iron style column radiator, cornice, recessed downlights, fitted carpet,

SECOND FLOOR LANDING

Built in storage cupboard, white hardwood framed double glazed sash windows to rear, recessed down light, fitted carpet.

BEDROOM TWO

Oak panelled door, white hardwood framed double glazed twin sash windows to rear, built in wardrobes, television aerial point, concealed sliding oak panelled door to:-

ENSUITE SHOWER ROOM

Concealed oak panelled sliding door, white hardwood framed Velux window, cupboard housing Worcester combination boiler, white suite comprising wall mounted wash hand basin with vanity unit, low level WC with concealed cistern, walk in shower cubicle with rainfall shower head, traditional heated towel radiator with overhanging rail, shaver point, recessed downlights, tiled walls, limed dark oak effect luxury vinyl flooring.

BATHROOM

Oak panelled door, white hardwood framed double glazed sash window to rear, white suite comprising traditional wash stand with integral towel rail and shelf. roll top bath with freestanding traditional chrome bath shower mixer tap, low-level WC with concealed cistern, walk-in shower cubicle with rainfall shower and hand-held shower attachment, splashback tiling, 'Heritage' traditional heated towel radiator with overhanging radiator, extractor fan, recessed downlights, engineered oak flooring.

OUTSIDE

REAR: Stone-tiled patio with two shallow steps down to the lush lawn with flower and shrub borders and fenced boundaries. A side gate opens to a side passageway with an outside tap, leading to the front of the house. Garden shed, aluminium storage shed, outside wall lights, patio lighting, garden lamps. Rear gate with access to footpath leading to Whitehall Recreation Park and Bickley Station.

FRONT: Paved frontage with shrub border, brick wall, and fenced boundaries with garden gate. Power. Two steps up to the front door.

EPC

Rating: D

COUNCIL TAX

London Borough of Bromley.

Band: D.

UTILITIES

Electricity: Mains connected, current supplier is British Gas (to be confirmed by vendor).

Gas: Mains connected, current supplier is British Gas (to be confirmed by vendor).

Water: Mains connected, supplier is Thames Water.

Estimated Broadband Speeds: Basic 4mbps/Superfast 60 mbps/Ultrafast 1000 mbps.

Mobile Coverage: EE/Vodafone/Three/O2.

Satellite/Fibre/TV Availability: BT/Sky.

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.