



homezone

**Offers In Excess of
£575,000 Freehold**

50 Albert Road

Bromley, BR2 9PY

- CHARMING, BRIGHT VICTORIAN THREE BEDROOM SEMI-DETACHED
- LOFT EXTENDED WITH MASTER BEDROOM AND EN-SUITE SHOWER-ROOM
- FAMILY BATHROOM ON FIRST FLOOR
- SOUTH-FACING, LOW MAINTENACE GARDEN WITH RAISED DECK, PATIO & SHED
- PLANTATION SHUTTERS, DOUBLE GLAZING & GAS CENTRAL HEATING
- CHATTERTON VILLAGE SHOPS, CAFES AND RESTAURANTS A FEW MINUTES' WALK AWAY
- NORMAN PARK & WHITEHALL RECREATION GROUND CLOSE BY
- NEAREST SCHOOLS: RAGLAN PRIMARY & ST GEORGES BICKLEY CE PRIMARY
- POPULAR LOCAL NURSERIES INCLUDING LITTLE LEARNERS & PETIT PEMBROKES
- NEAREST RAILWAY STATIONS: BROMLEY SOUTH, PETTS WOOD & BICKLEY



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Charming, beautifully presented, three-bedroom semi-detached Victorian home, located on one of the most desirable tree-lined roads in Chatterton Village, close to everything a family could need including parks, nurseries, schools, local shops, cafes and restaurants, and excellent transport connections.

Jump on one of the frequent buses nearby and you'll be at Bromley South in no time to take advantage of fast connections to London Victoria. Petts Wood and Bickley stations offer alternative routes to London Bridge, Charing Cross, and Blackfriars.

Highlights of the house include an abundance of natural light, open-plan living and dining room, both rooms with fireplaces, generous storage including attractive built-in wardrobes in the main bedroom, a built-in wardrobe in the second bedroom, and extensive second-floor eaves cupboard the full width of the house. The master bedroom at the top of the house features a delightful contemporary en-suite bathroom. The front windows of the house have the added benefit of bespoke plantation shutters and the reception rooms feature luxury laminate flooring.

At the front of the house is a handsome paved garden with a low-level wall and wrought iron gate, to the rear of the house, a lovingly maintained, low-maintenance south-facing garden with thoughtfully designed entertaining areas to take advantage of the sun at all times of the day and a useful garden shed.

A fantastic opportunity for those of you looking for your first home, professional couples, expanding families, and downsizers looking to be part of a wonderful local community.



Albert Road, BR2

Approximate Gross Internal Area

Ground Floor = 46.6 sq m / 501 sq ft

First Floor = 41.8 sq m / 450 sq ft

Top Floor = 23.2 sq m / 250 sq ft

Total = 111.6 sq m / 1201 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. (ID970165)

Entrance Hall

uPVC double glazed front door, radiator, stairs to first floor, handrail, dark wood style luxury laminate flooring, recessed downlight, door to dining room.

Dining Room

Full-length uPVC double glazed window to rear, fireplace recess with brick hearth, double radiator, dado rail, wall light point, bespoke fitted cupboard to side of chimney breast with shelving, coving, recessed downlights, dark wood style luxury laminate flooring, opening to:-

Living Room

uPVC double glazed window to front bay with white plantation shutters, fireplace with decorative white wooden surround and brick hearth, dado rail, bespoke fitted cupboard to side of chimney breast with shelving, double radiator, understairs storage cupboard housing gas meter, electric meter and fuse board, coving, recessed downlights, dark wood style luxury laminate flooring.

Kitchen

uPVC double glazed french doors opening out to garden with uPVC double glazed window to side, range of antique pine wall and base units with laminate worktops over incorporating cream composite one and a half sink and drainer with chrome mixer tap, 4 ring Ariston gas hob with extractor hood over, Bosch electric oven, space for fridge freezer, cupboard housing Worcester combination boiler, space and plumbing for washing machine, space and plumbing for dishwasher, part tiled walls, terracotta tiled floor, recessed downlights, coving, opening to dining room.

First Floor Landing

Dado rail, fitted carpet, recessed downlights, coving, stairs to second floor.

Bedroom 2

White wooden panelled door, twin uPVC double glazed windows to front with plantation shutters, built-in wardrobe, dado rail, coving, fitted carpet, ceiling light fitting.

Bedroom 3

White wooden panelled door, uPVC double glazed window to rear, radiator, dado rail, coving, fitted carpet, ceiling light fitting.

Bathroom

White wooden panelled door, uPVC double glazed opaque window to rear, white suite comprising pedestal wash hand basin with chrome cross head taps, panelled jacuzzi bath with fitted glass shower screen, chrome mixer tap, and wall mounted riser with chrome rainfall shower head and hand-held shower spray, radiator, partly tiled walls, split level tiled floor, recessed down lights.

Second Floor Landing

Built-in cupboard, eaves storage cupboard (full width of the house), fitted carpet, door to:-

Bedroom 1

White wooden panelled door, uPVC double glazed window to rear, fitted wardrobes featuring two mirrored door fronts, double radiator, coving, ceiling light fitting, Door to:-

Ensuite Shower Room

Contemporary black clear glass internal door, white wash hand basin with vanity unit, low level WC with concealed cistern and macerator pump, enclosed glass shower cubicle with Mira 'Azora' power shower, partly tiled marble effect walls, chrome heated towel rail, extractor fan, glass shelved recess, recessed downlights, stone effect luxury vinyl flooring.

Outside

Front Garden: Paved frontage with paved pathway to side of property, low-level white wall at front with wrought iron gate, wooden gate to rear garden.

Rear Garden: South facing, extending to 54'4 (16.56m) maximum, paved patio with attractive garden shed, lawn with mature dwarf conifer borders and stepping stones leading to a raised deck, outside tap, outside lights, fenced boundaries.

EPC

Band: D.

Council Tax

London Borough of Bromley.

Band: D.

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.