

STEPHEN JAMES
RESIDENTIAL



Sandford Road, Bromley, BR2 9AL



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A collection of six meticulously crafted, high-spec homes, blending Edwardian character with sustainable technology and a unique four-en-suite layout. Perfectly placed just moments from Bromley South train station and a wide range of amenities.

- Four En-suites
- Central Location
- Investment Opportunity
- Separate Office
- Sustainable Luxury
- Second Reception

Every inch of these residences has been thoughtfully engineered for comfort and efficiency, featuring advanced air source heat pump systems and zoned underfloor heating throughout. Integrated data points have been installed on all floors to ensure seamless connectivity for modern working and entertainment, while expansive windows and high ceilings ensure the generous proportions are flooded with natural light.

Positioned just 0.3 miles from Bromley South Station, the development offers an effortless commute into Central London while remaining steps away from the vibrant Bromley High Street. Residents can enjoy a curated lifestyle of premium shopping, acclaimed restaurants, and the tranquil green spaces that define this desirable London borough.

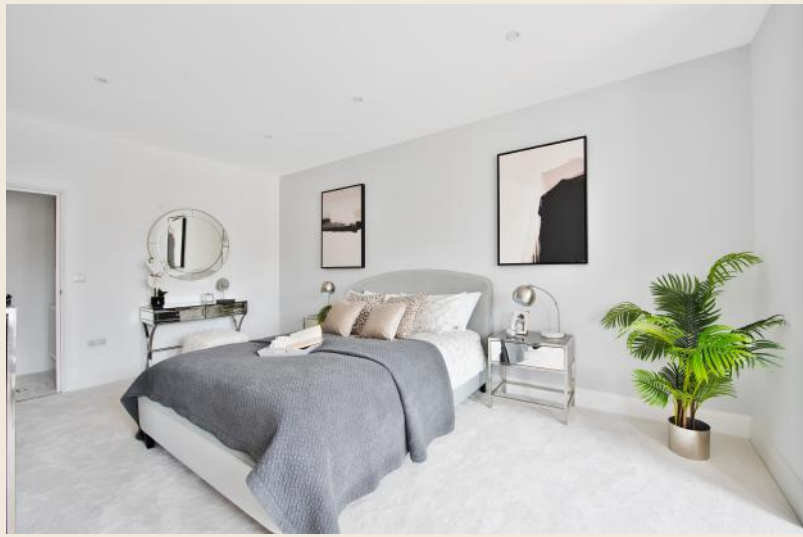


The Ground Floor

The social heart of each home is the expansive 29'9" x 18'0" Kitchen/Family Room, a chef's dream finished with premium quartz worktops, an instant boiling water tap, and a high-specification island. Elegant herringbone flooring and bi-folding doors create a seamless transition to the garden, inviting the outside in.

The kitchen is further supported by a practical separate utility room, a dedicated space for laundry appliances to keep the main living area clutter-free. To the front of the ground floor, there's a flexible "chameleon" room, ideally suited as a professional home office, a vibrant playroom, or a secluded calm retreat away from the main living areas.





The First & Second Floor

In a rare design feat, every bedroom enjoys the privacy of its own boutique en-suite, meticulously finished with high-end brassware and contemporary fixtures. The bathrooms feature elegant tiling, complemented by gold-toned rainfall showers, heated towel rails, and sleek wall-hung vanities. The principal bedroom is bathed in natural light through large sash-style windows and boasts a luxurious en-suite, complete with a modern walk-in shower and a deep soaking bath.

The second floor offers two further double bedrooms, both with their own stylish en-suites, providing independence for guests or older children. Tucked away on this top floor, a dedicated study provides a quiet, versatile nook, perfectly suited for a home office, focused homework, or a peaceful reading corner.



The Outdoor Living Space

Outside, the frontages offer two generous parking bays per home, equipped with secure charging points and elegant ground cover hedging. To the rear, the gardens provide a private outdoor haven, featuring a patio perfect for entertaining that leads to a laid lawn with shrub borders, convenient side access, and a secure bicycle store.

Active lifestyles are perfectly catered for with Bromley Lawn Tennis and Squash Club located right on the road, alongside the nearby Bromley Sports Club for cricket and padel. Bromley Golf Centre is just minutes away, while the expansive greenery and athletics track at Norman Park provide the ideal setting for outdoor recreation and weekend exercise.



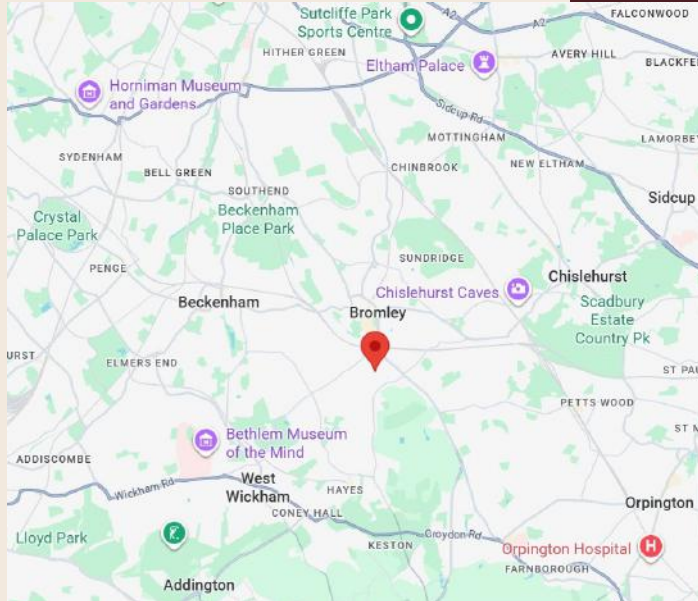
Location



BR2 9AL

Energy Performance Certificate (EPC)

EPC : TBD



Amenities



Bromley South Train Station
0.4 Miles

Bromley North Train Station
3.7 Miles

Bromley Tennis Club
Five Minute Walk

Waitrose
0.3 Miles

Town Centre
0.5 Miles

Primary Schools

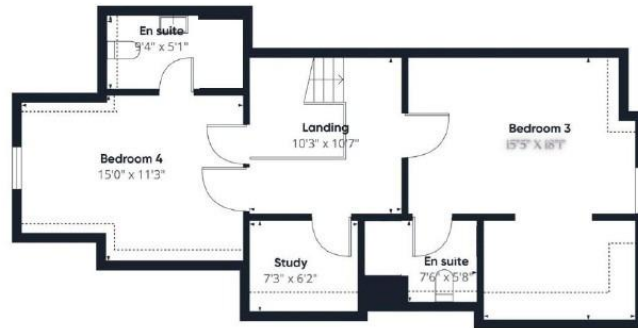
- St Marks Church Of England Primary School (State), Ofsted: Outstanding, 0.4 Miles
- Bickley Primary School (State), Ofsted: Good, 0.7 Miles
- Raglan Primary School (State), Ofsted: Good, 0.6 Miles

Secondary Schools

- Baston House School (Independent) 1.7 Miles
- The Ravensbourne School (State), Ofsted: Good 0.2 Miles
- Hayes School (State), Ofsted: (Outstanding) 1.5 Mile

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Floor Plan



Total Area Approx 2260 Sqft

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