

Estates

Browne

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SALES & LETTINGS



34 Rochester Avenue

Bromley, BR1 3DW

An impressive four bedroom semi-detached house



34 Rochester Avenue

Guide Price: £900,000 - £925,000

CHAIN FREE. GUIDE PRICE £900,000 -£925,000 IN NEED OF MODERNISATION Occupying a desirable position on one of Bromley's most attractive tree-lined avenues on the Palace Estate, this impressive four-bedroom semi-detached house offers generous accommodation with great access to Bromley High Street, excellent schools and transport links.

The ground floor features a welcoming entrance hall leading to a spacious front reception room with bay window and feature fireplace with a second reception room to the rear boasting double doors opening directly onto the 110 ft+ south/west facing garden. The kitchen offers huge potential with the option of 'opening it up' to offer a potentially spectacular open plan kitchen/family room with bi fold doors leading onto the patio, subject of course to the usual permissions being available. A guest cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and corner shower. A family bathroom and separate wc serves the remaining bedrooms. There is also potential to extend into the loft to offer a master bedroom with en suite facilities, subject, again of course, to permission.

Outside, the property benefits from a private rear garden with patio and lawn, providing an excellent space for outdoor dining and family recreation. To the front there is an integrated garage and driveway offering off-street parking for multiple vehicles.

Rochester Avenue is a highly regarded residential road within easy reach of Bromley's excellent town centre amenities, including The Glades shopping centre and a wide choice of vibrant cafés, restaurants and leisure facilities. Transport connections are excellent, with Bromley South Station offering fast and frequent services into London Victoria in around 17 minutes. Bickley Park (private), Bullers Wood Boys and Girls, Bickley and St Georges Primary, La Fontaine, Breaside, Bromley High School (private) are amongst many good local schools, all within a short distance, together with many parks and green spaces. Keys with us

- 4 bedrooms
- Principal bedroom with shower and fitted wardrobes
- 2 spacious reception rooms
- Kitchen overlooking garden
- Downstairs guest cloakroom

- 112ft South West garden
- Integrated garage
- Off street parking for multiple cars
- Highly desirable residential location
- Excellent schools and transport links nearby





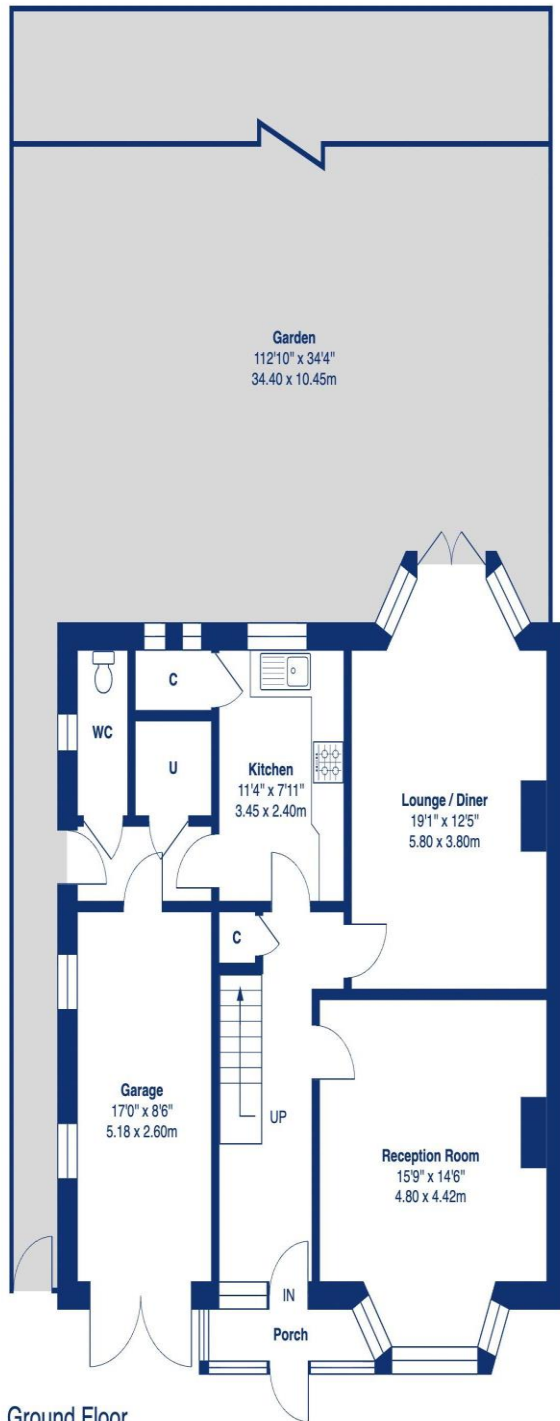


Rochester Avenue, BR1

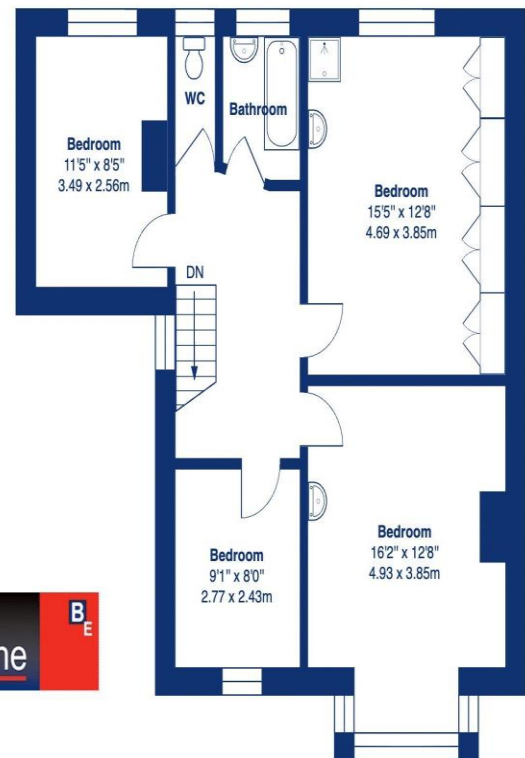
Approximate Gross Internal Area = 1530 sq ft / 142.1 sq m

Garage Area = 145 sq ft / 13.5 sq m

Approximate Total Area = 1689 sq ft / 156.9 sq m



Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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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.



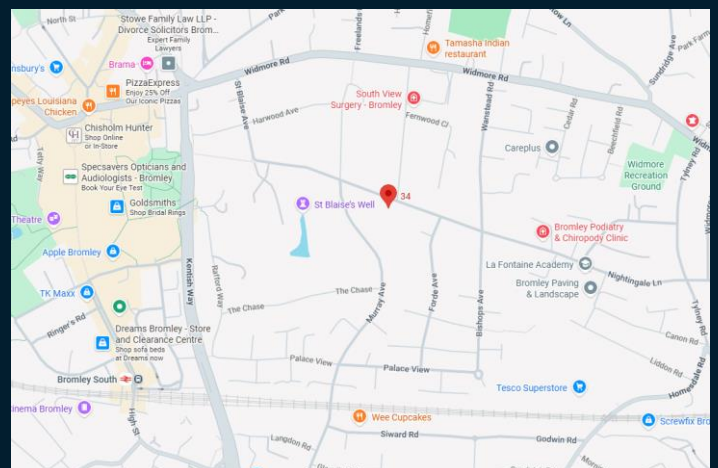
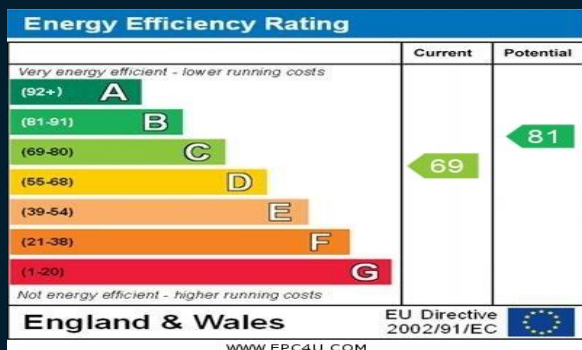
Additional Information

Council Tax Band: F

EPC Rating: C

Location: Bickley

Viewing: Via Browne Estates



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