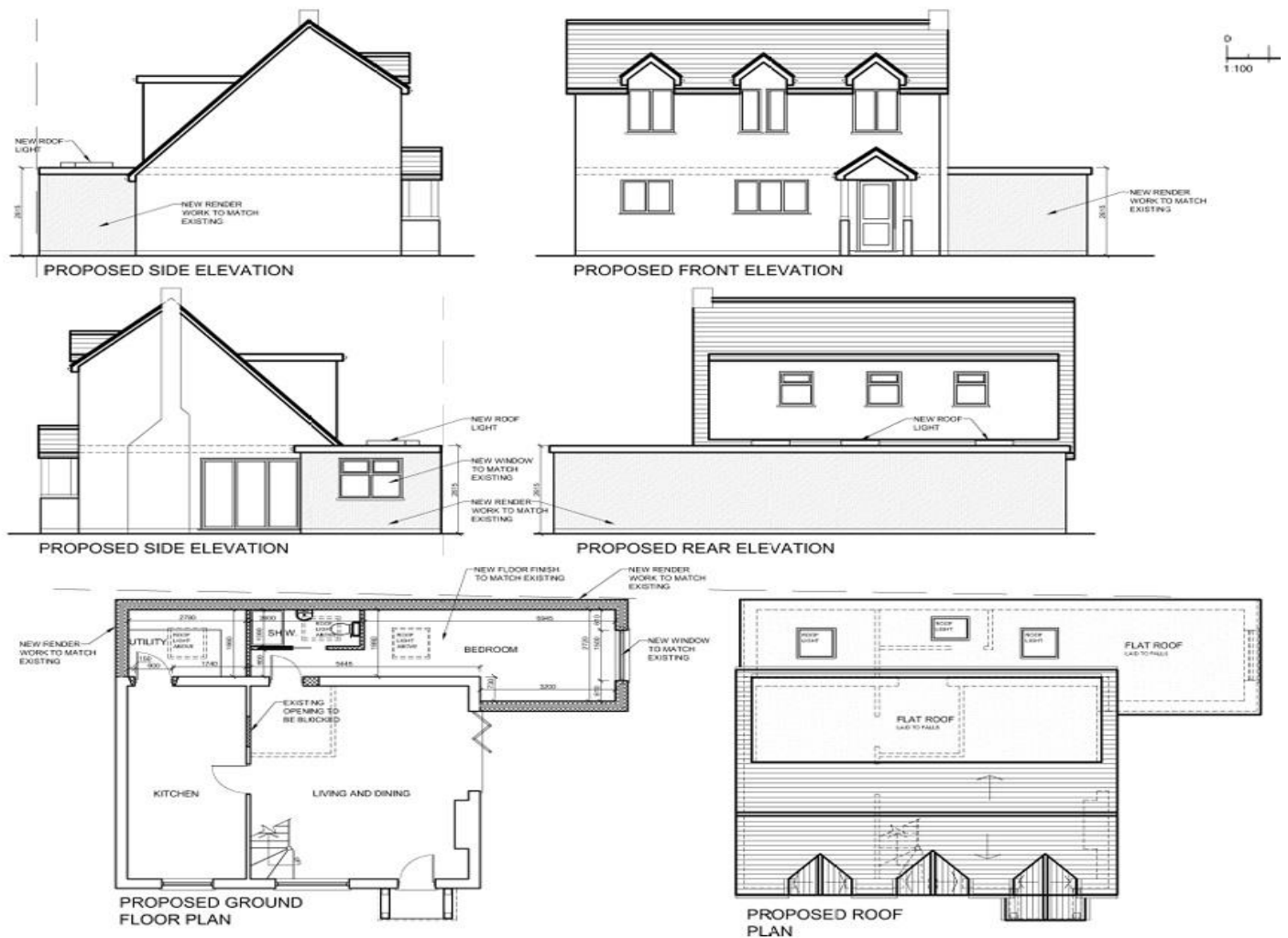




Laurel House 44b, Brewery Road

Bromley, Kent, BR2 8LG

A truly unique gated 3 Bedroom detached home



Laurel House

Guide Price: £650,000 - £675,000

PARKING FOR 6+ CARS

PLANNING PERMISSION (Application No: DC/24/03247/FULL6) for single storey side/rear extension for extra bedroom with an en-suite plus larger sitting room.

A truly unique gated 3 Bedroom Detached home tucked away at the end of a secluded country style lane found between Locksbottom and Bromley.

Downstairs there is a new striking 19' kitchen/diner with quartz worktops and 19' sitting room with wood burning stove, wood finish flooring and bi-folding doors leading to the patio and lovely well-manicured garden.

Upstairs the master bedroom boasts a vaulted ceiling with en-suite facilities together with 2 further bedrooms (2nd with vaulted ceiling) and family bathroom, (Both stunning bathrooms being re fitted within the last few years).

Outside there is parking for several cars and a handy outside cabin (garage size) presently utilized as a hobby/games/gym room.

Altogether a beautiful individual home that would suit the discerning purchaser looking for that something different.

EPC - D / Council Tax Band - E

- 3 Bedrooms
- 19' sitting room
- New 19' Kitchen/diner
- Utility room
- Master with en-suite

- Superb bathrooms
- Detached cabin/gym/hobby room
- Parking for up to 6 cars
- Secluded garden
- Neutral Decor

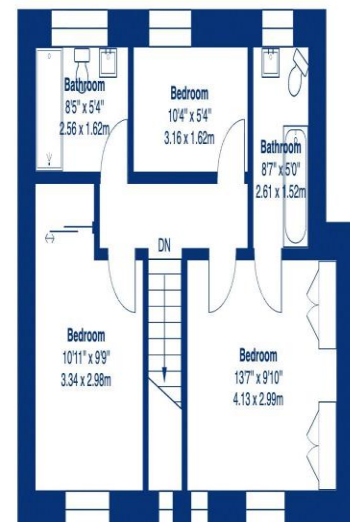
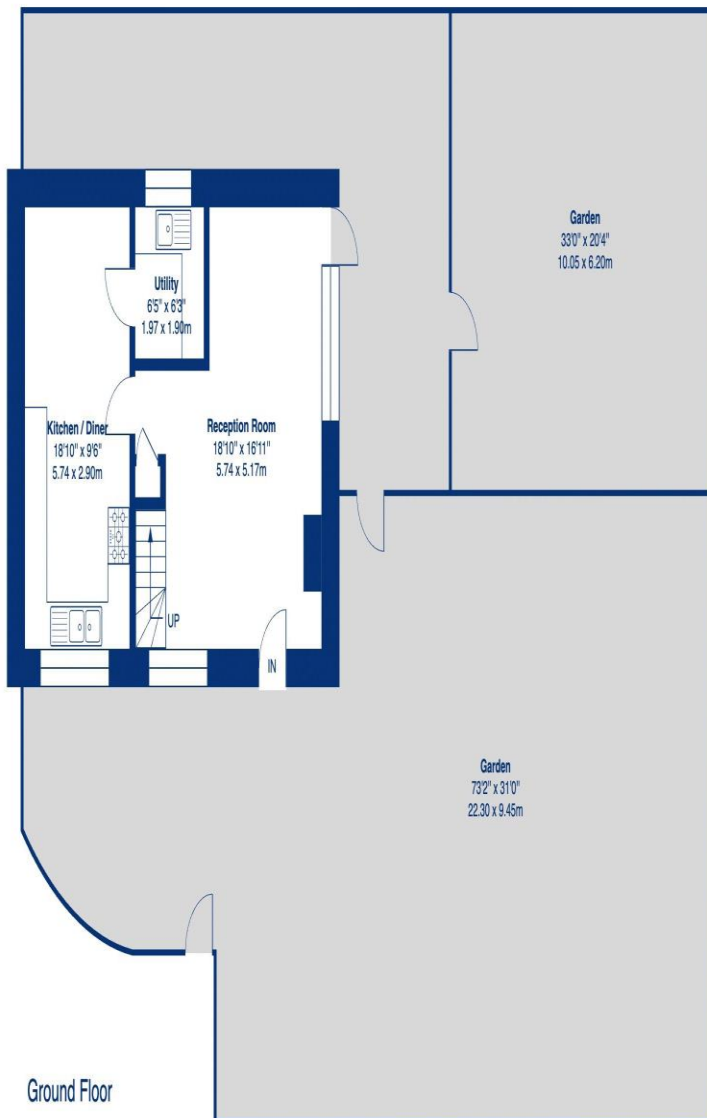






Brewery Road, BR2

Approximate Gross Internal Area = 1003 sq ft / 93.2 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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

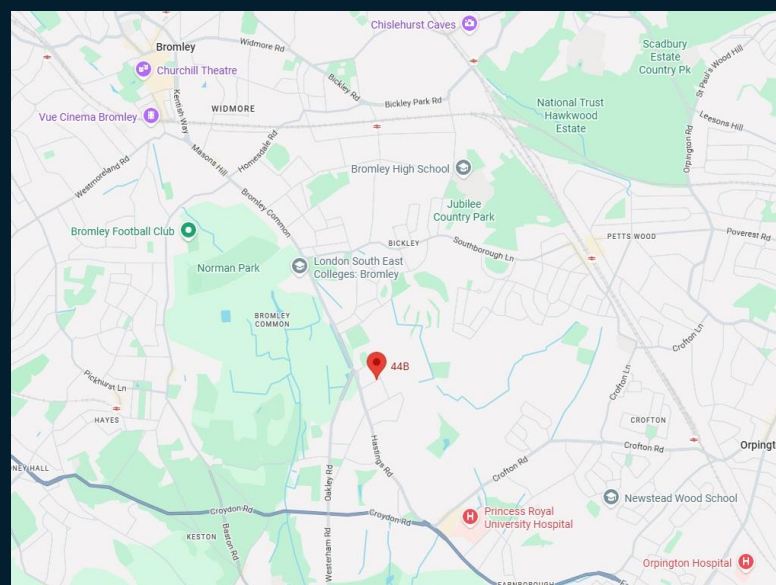
Council Tax Band - E

EPC Rating - D

Location - Bromley

Viewing - Via Browne Estates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



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