



167 Ridgeway Drive  
Bromley, BR1 5BX  
**£675,000 Freehold EPC: D**

 **Maguire Baylis**



GUIDE PRICE £675,000 - £700,000.

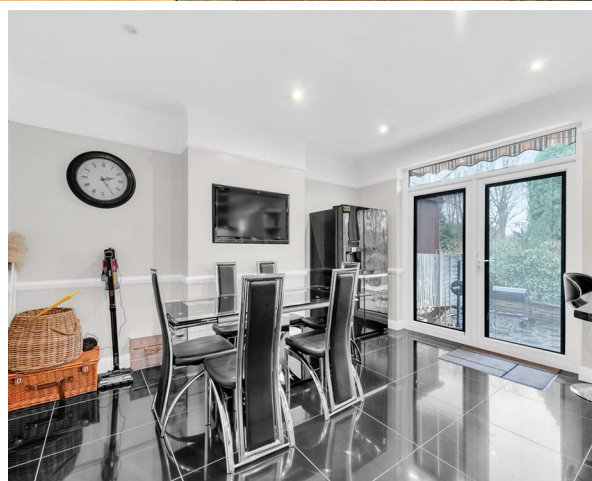
A superb 1930's built semi detached house providing beautifully presented three bedroom family accommodation.

The property is located in a popular and convenient residential area being, just a few minutes stroll from a fantastic range of local shops in Burnt Ash Lane, including the Lidl supermarket. There are great transport links with Grove Park station just a 5 minute walk with direct links to London Bridge and Charing Cross stations. Bromley town centre, with The Glades retail centre, is nearby and within easy reach.

Internally, the accommodation comprises: a welcoming entrance hallway; spacious lounge with feature fireplace; open plan kitchen/dining room with a great range of white gloss units, fitted breakfast bar and fantastic built-in 'larder' cupboard. There is also a useful utility room plus downstairs WC. Upstairs, there are the three bedrooms - two double size rooms plus a single, and a spacious family bathroom.

Outside, the garden is a great feature of the property, extending to around 120', offering a high level of seclusion and surrounded by mature trees and shrubs. There is an attached garage to the side of the property, plus a block paved driveway & frontage providing off street parking.

Bromley also provides some lovely green spaces and outdoor recreational facilities for residents to enjoy. Nearby to the property are Kings Meadow recreation ground, Elmstead Woods, plus Beckenham Place Park which provides country walks and, for the more adventurous, the popular outdoor swimming lake.



- IMPRESSIVE 1930's SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- BAY FRONTED LOUNGE WITH FIREPLACE
- OPEN PLAN KITCHEN/DINING ROOM AT REAR
- USEFUL UTILITY ROOM & DOWNSTAIRS WC
- FITTED KITCHEN WITH LARGE LARDER CUPBOARD
- LOVELY 120' REAR GARDEN
- GARAGE TO SIDE PLUS OFF STREET PARKING TO FRONT
- POPULAR RESIDENTIAL ROAD \*\* EPC BAND D

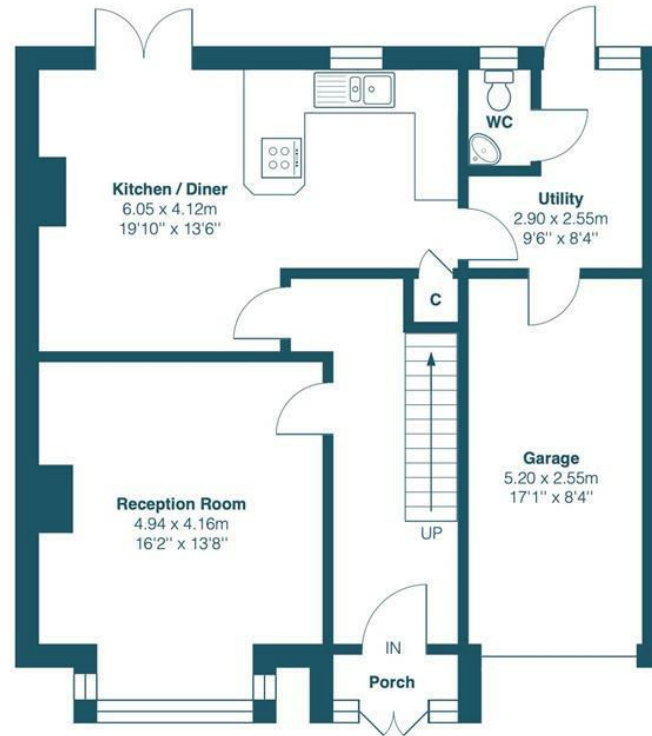


## Ridgeway Road BR1

Total Area: 130.8 m<sup>2</sup>... 1408 ft<sup>2</sup>



 **Maguire Baylis**



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.

### ENCLOSED PORCH

Enclosed double glazed entrance porch with double doors to front; tiled floor and porchlight.

### HALLWAY

A welcoming entrance hallway featuring Glazed front door and flanking windows to front; useful built-in understairs storage cupboard housing electrics and storage space; wood strip flooring; radiator; dado rails.

### LOUNGE

15'10 (into bay) x 13'6 (4.83m (into bay) x 4.11m)

Double glazed bay window to front with fitted shutters; solid wood flooring; feature cast iron fireplace with tiled inset and stone hearth; picture rails.

### KITCHEN/DINING ROOM

19'10 x 13'7 (narrowing to 9'8) (6.05m x 4.14m (narrowing to 2.95m))

Large double glazed French doors to rear, plus double glazed window to rear; kitchen area fitted with a range of white gloss wall and base units with worktops to two walls; fitted breakfast bar plus breakfast bar return housing 5 ring gas hob; inset sink unit; built-in oven; deep built-in larder cupboard; fully tiled flooring; part tiled walls; dado rails; radiator; door to side leading to utility room.

### UTILITY ROOM

11'1 x 8'4 (3.38m x 2.54m)

Double glazed door and window to rear; tiled flooring; plumbing for washing machine; radiator; door to garage; door to WC.

### DOWNSTAIRS WC

Double glazed window to rear; WC; fitted wash basin; tiled walls and flooring; radiator.

### FIRST FLOOR LANDING

Double glazed stained glass window to side; access to loft space (loft with loft ladder, light and partly boarded for storage).

### BEDROOM 1

16'1 (into bay) x 12'1 (4.90m (into bay) x 3.68m)

Double glazed bay window to front with fitted shutters; radiator.

### BEDROOM 2

13'6 x 12'1 (4.11m x 3.68m)

Double glazed window to rear; radiator; fitted double wardrobe.

### BEDROOM 3

9' x 7'5 (2.74m x 2.26m)

Double glazed bay window to front; wood flooring; picture rails; radiator.

### BATHROOM

9'8 x 7'3 (overall) (2.95m x 2.21m (overall))

Double glazed windows to rear and side; suite comprising large corner bath; separate over-sized shower cubicle; pedestal wash basin; WC; fully tiled walls; tiled flooring.

### GARAGE

16'7 x 8'9 (5.05m x 2.67m)

Up and over door to front; automatic lighting; power points.

### DRIVEWAY

Off street parking to front for 2/3 cars.

### GARDEN

120 (36.58m)

A large and attractive rear garden extending to over some 120'. Main area of lawn surrounded with mature trees and shrubs. Full width raised patio with steps to lawn; rear area with garden storage shed; outside tap and lighting.

### COUNCIL TAX

London Borough of Bromley - Band E



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.