



21 Lytchet Road  
Sundridge Park, Bromley, BR1 4DU  
**£800,000 Freehold EPC: D**

 **Maguire Baylis**





Guide Price: £800,000 - £825,000. A stunning Edwardian period end terrace family home providing generously proportioned accommodation, located within a quiet residential road just 'yards' from Sundridge Park village shops and station.

This beautifully appointed home is finished to an exceptionally high standard throughout, having been recently renovated utilising professional interior designer concepts and finish, providing four bedroom accommodation with two luxurious bath/shower rooms, plus a downstairs WC.

The ground floor features a spacious living room featuring a large bay window allowing light to flood in. At the heart of the home is the stunning kitchen with a super range of Shaker units complemented with polished Quartz worktops, plus central island unit with inset butler sink and breakfast bar. The kitchen is open plan to a spacious dining/family room also featuring a fitted bespoke desk/storage unit allowing a work from home space. A useful utility room, plus downstairs WC complete the ground floor. Upstairs, the first floor provides four generous bedrooms - three of which are good size doubles, the master boasting a high spec en suite shower. The family bathroom has been professionally designed and features a free-standing bath, plus large walk-in shower.

Outside, the attractive rear garden has been recently landscaped to provide low maintenance, ideal for busy family lifestyles. A double glazed lean-to to the side provides access through to the front, plus useful storage space.

Ideally located offering a blend of quiet tranquillity and convenience, Lytchet Road is positioned in the heart of Sundridge Park which provides useful local shops, popular restaurants/coffee shops, plus a Tesco express. For families, there are several well regarded schools close by including Scotts Park and Parish Primary. Nearby Kings Meadow is a lovely spot for outdoor recreation.

- STUNNING EDWARDIAN END TERRACE HOUSE
- BEAUTIFULLY APPOINTED THROUGHOUT WITH A HIGH END FINISH
- FOUR GOOD SIZE BEDROOMS
- TWO LUXURIOUS BATH/SHOWER ROOMS. DOWNSTAIRS WC
- SUPERB FITTED KITCHEN WITH QUARTZ WORKTOPS & CENTRAL ISLAND UNIT
- LARGE DINING AREA WITH BESPOKE DESK/HOME OFFICE UNIT
- USEFUL UTILITY ROOM - DOWNSTAIRS WC
- ATTRACTIVE LOW MAINTENANCE GARDEN
- DELIGHTFUL ROAD JUST 'YARDS' FROM LOCAL VILLAGE SHOPS/STATION
- OFF STREET PARKING FOR TWO CARS





# Lytchet Road BR1

Total Area: 146.3 m2 ... 1575 ft2



Ground Floor

First Floor

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.



### ENTRANCE PORCH

Covered front entrance porch with outside light.

### HALLWAY

A spacious and welcoming entrance hallway featuring a part glazed front door and double glazed window to front; fitted coats/storage unit; wood flooring; useful built-in understairs storage cupboard.

### LOUNGE

16'1 x 15'5 (4.90m x 4.70m )

Large double glazed bay window to front; feature cast iron period fireplace with painted wooden surround; fitted storage units/shelving within recesses; wood flooring; radiator.

### KITCHEN

14'4 x 11'7 (4.37m x 3.53m)

Full width double glazed bi-fold doors to rear; fitted with a well appointed and comprehensive range of Shaker style wall and base units with polished Quartz worktops and central island unit housing inset butler sink and breakfast bar. Integrated dishwasher; spaces for range cooker plus US style fridge/freezer; wood flooring; radiator; extractor hood. Door opening to:

### UTILITY

Double glazed door to side plus window to side; fitted worktop with space/plumbing for washing machine under; wall mounted gas boiler; door to:

### DOWNSTAIRS WC

Double glazed window to side; modern WC; suite with fitted wash basin; radiator; wood flooring.

### DINING ROOM/HOME OFFICE

16' x 8'10 (4.88m x 2.69m)

Double glazed window to rear; wood flooring; radiator; fitted bespoke desk/storage unit to one wall.

### LANDING

Double glazed window to side; radiator; access to loft space (loft with loft ladder, boarded for storage and with electric light. Worth noting that the loft provides good head height and great potential to convert stp).

### BEDROOM 1

15'6 x 12'10 (plus recess) (4.72m x 3.91m (plus recess))

Double glazed bay window to front; radiator; range of bespoke fitted wardrobes and drawer unit to one wall; door to:

### EN SUITE SHOWER

Appointed with a luxurious suite featuring matt black finishes, comprising: over-sized shower cubicle with rain shower head over plus shower hose; double wash basin/vanity storage unit; WC; fitted wall cabinet/mirror; heated towel rail; tiled flooring with underfloor heating; part tiled walls; shaver point.

### BEDROOM 2

12'2 x 8'8 (3.71m x 2.64m)

Two double glazed windows to rear; radiator.

### BEDROOM 3

12'8 (max) x 9' (3.86m (max) x 2.74m )

Double glazed window to rear; radiator.

### BEDROOM 4/NURSERY ROOM

9'2 x 8' (2.79m x 2.44m)

Double glazed window to front; radiator; fitted range of wardrobes/storage to one wall with large shelf top/baby changing station. This rooms was previously used as an office.

### BATHROOM

A luxuriously appointed high end suite comprising a feature free-standing bath with floor mounted mixer tap; wash basin set on vanity storage unit; WC; walk-in shower cubicle with glass screen; tiled flooring with underfloor heating; heated towel rail.

### GARDEN

28' x 27' (8.53m x 8.23m)

An attractive, low maintenance garden featuring a main area of level artificial lawn, paved flagstone border pathways and patio areas; outside tap; useful double glazed 'lean'to' storage shed to side with doors to front and rear allowing access through.

### PARKING

Driveway to front providing off street parking for two vehicles.

### 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.