



53 Hilldrop Road

Sundridge park, Bromley, BR1 4DB

£500,000 Freehold EPC: D

 Maguire Baylis



Guide Price: £500,000 - £525,000. Maguire Baylis are pleased to offer to the market this delightful end terrace home, which was constructed in the 1930's, providing much charm throughout with three bedroom accommodation. This super house is located within a popular crescent road, highly convenient being close to convenient local shops in Burnt Ash Lane and also within easy reach of Bromley town centre.

The property, which is beautifully presented throughout, comprises:- a spacious entrance hallway; impressive open plan living space to the ground floor featuring a large lounge area, leading to dining/kitchen space. The modern and stylishly appointed kitchen features a large breakfast bar with recessed hob and extractor and leads through to a conservatory to the rear. Upstairs, there are the three bedrooms - two double size rooms both with fitted wardrobes - plus a single room/office. The bathroom is also upstairs and benefits from a modern and well appointed suite.

Outside, the attractive sunny rear garden extends to around 30' and is neatly laid to lawn with well stocked borders with a lovely outlook to the rear.

Hilldrop Road forms part of a crescent with Gladwell Road and is conveniently located just off Burnt Ash lane. Nearby Kings Meadow recreation ground features a hugely popular playground and there are some fantastic local shops nearby in Burnt Ask Lane. Bromley town centre can also be easily reached on foot and nearby stations are situated at Grove Park, Sundridge Park, Bromley North and Bromley South. The property is also close to well regarded local schools including OFSTED Outstanding rated Parish School.

Planning application for a single floor extension approved and valid until July 2024 Ref No 21/02367/FULL6



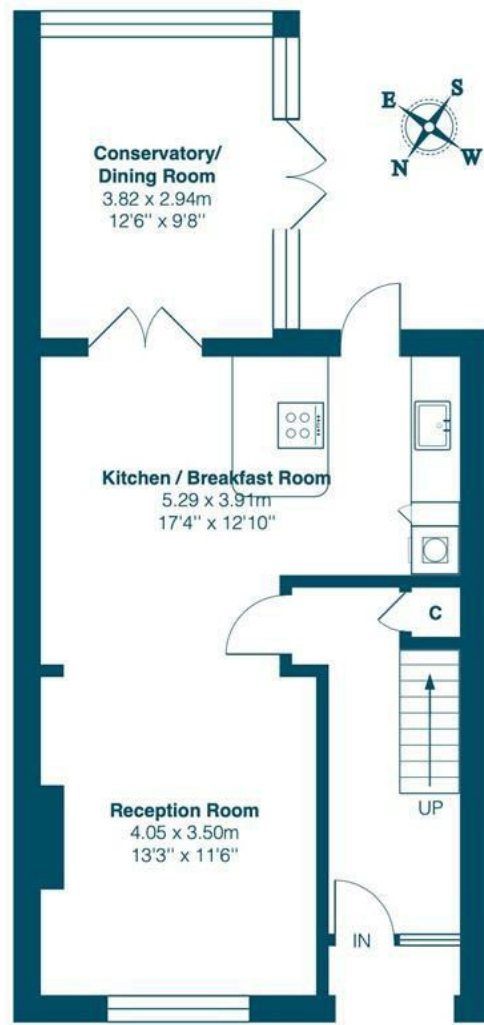
- BEAUTIFULLY APPOINTED 1930's BUILT END TERRACE
- THREE BEDROOMS
- MODERN UPSTAIRS BATHROOM
- IMPRESSIVE OPEN PLAN LIVING SPACE
- STUNNING FITTED KITCHEN
- DELIGHTFUL SOUTH FACINGH GARDEN
- LARGE CONSERVATORY WITH UNDERFLOOR HEATING
- HIGHLY CONVENIENT ROAD - GREAT ACCESS TO LOCAL SHOPS/STATIONS
- CLOSE TO WELL REGARDED SCHOOLS & ADJACENT TO DELIGHTFUL PARK
- EPC - BAND D



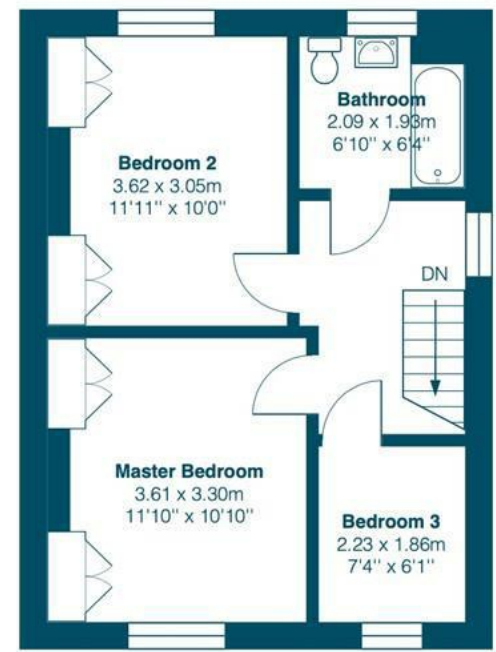
 **Maguire Baylis**

Hilldrop Road BR1 4DB

Total Area: 94.8 m²... 1020 ft²



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.

ENTRANCE PORCH

Recessed front entrance porch.

HALLWAY

Composite front door with double glazed window to front; radiator; wood effect flooring; picture rails; useful built-in understairs storage cupboard housing meters; further built-in storage cupboard with gas combi boiler (boiler installed new in 2015).

LOUNGE

17'8 x 11'5 (5.38m x 3.48m)

Double glazed window to front; feature recessed fireplace with wooden surround and tiled hearth; picture rails; wood effect flooring; open plan to:

KITCHEN/DINER

17'1 x 9'2 (5.21m x 2.79m)

Double glazed door to rear; double glazed French doors leading to conservatory; fitted with a modern range of grey Shaker style wall and base units with solid wood worktops and matching central breakfast bar. Breakfast bar housing electric gas hob with retractable downdraft extractor; built-in oven and microwave; spaces for washing machine and dishwasher; US style fridge/freezer to remain; wood effect flooring; vertical radiator.

CONSERVATORY

12'8 x 9'7 (3.86m x 2.92m)

Double glazed windows to rear and side, vaulted ceilings; French doors to side leading to garden; wood flooring with electric underfloor heating.

LANDING

Double glazed window to side; wood effect flooring.

BEDROOM 1

11'9 x 10'9 (into wardrobes) (3.58m x 3.28m (into wardrobes))

Double glazed window to front; two fitted wardrobes set within recesses; radiator; wood effect flooring.

BEDROOM 2

11'10 x 10' (3.61m x 3.05m)

Double glazed window to rear; two fitted wardrobes set within recesses; wood flooring; radiator.

BEDROOM 3

7'2 x 6'1 (2.18m x 1.85m)

Double glazed window to front; radiator.

BATHROOM

6'10 x 6'3 (2.08m x 1.91m)

Double glazed window to rear; modern and well appointed suite comprising panelled bath with built-in shower over and fitted glazed shower screen; wash basin with vanity storage under; WC; fully tiled walls and flooring; radiator with fitted cover; access to loft space (loft with retractable loft ladder).

GARDEN

approx 27'10" (approx 8.5m)

An attractive rear garden providing a sunny southerly aspect and providing a quiet, leafy outlook backing onto the cemetery. Mainly laid to lawn with mature beds/borders, decked patio area. Outside tap.

PARKING

On street. No restrictions.

COUNCIL TAX

London Borough of Bromley - Band D

AGENTS NOTE

Planning permission granted for single storey rear extension valid until July 2024.

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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.