



42 Howard Road
Sundridge Park, Bromley, BR1 3QJ
£525,000 Freehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this spacious mid-terrace Victorian home situated within an attractive position close to Sundridge Park village and within easy reach of Bromley town centre.

This delightful property provides well presented accommodation with high ceilings and period features adding to the charm. Internally, the accommodation comprises a welcoming entrance leading to the spacious reception rooms - comprising a lovely lounge with bay window and original moulded ceiling rose. To the rear, the open plan kitchen/diner provides French doors to the garden and a great range of stylish units.

Upstairs, there are the two double bedrooms - the impressive master providing a large built-in wardrobe. Also upstairs, a modern and well appointed bathroom suite features a bath with built-in shower over. It is also worth noting that there is scope to convert the loft space to provide a master suite, subject to the usual consents.

Outside, the attractive rear garden provides a lovely space to enjoy the outdoors, being mainly laid to lawn and also provides useful rear access via a private gate.

Howard Road is just a stone's throw from useful shop and bus routes on College Road. Sundridge Park village close by offers a great range of local amenities including popular coffee shops and restaurants, plus the station. Bromley town centre is just a 10 minute walk and provides a vast array of shopping facilities including The Glades retail centre.

For families, the highly regarded Parish Primary school is extremely close by in London Lane. There are also some fantastic outdoor spaces nearby including Queensmead Park in Shortlands, plus Beckenham Place Park offering woodland walks and a highly popular outdoor swimming lake

- DELIGHTFUL MID-TERRACE PERIOD HOUSE
- TWO DOUBLE BEDROOMS
- MODERN UPSTAIRS BATHROOM
- LOVELY BAY FRONTED LIVING ROOM
- OPEN PLAN KITCHEN/DINER TO REAR
- ATTRACTIVE PRIVATE REAR GARDEN
- SUPER CRESCENT LOCATION
- CLOSE TO AMENITIES/TRANSPORT LINKS
- EASY WALK TO TOWN CENTRE
- EPC - BAND C



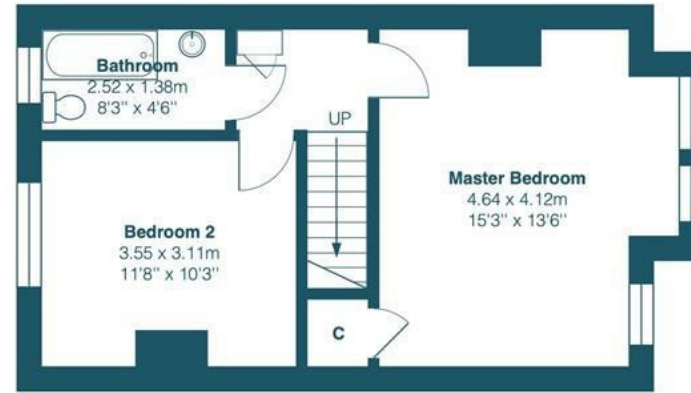


Howard Road BR1

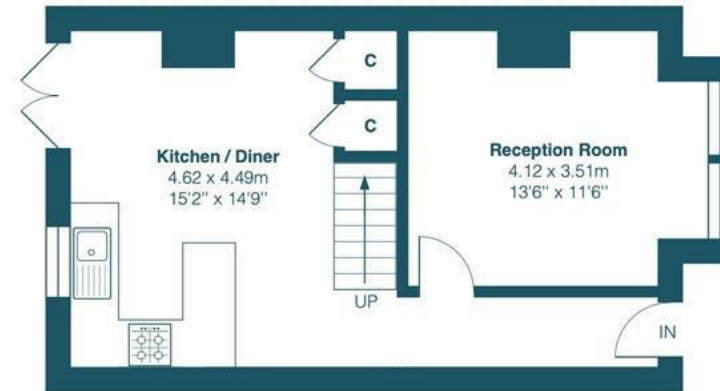


Total Area: 77.8 m²... 838 ft²

 Maguire Baylis



First Floor



Ground 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.

PORCH

Covered entrance porch with original period framework detailing and part tiled walls.

HALLWAY

Part glazed front door; wood effect flooring. Open plan to kitchen/diner; door to lounge.

LOUNGE

13'5 x 11'6 (4.09m x 3.51m)

Double glazed bay window to front; wood effect flooring; fireplace recess with tiled hearth and wooden mantle; fitted shelving within recess; radiator; original coved ceiling and ceiling rose.

KITCHEN/DINER

15'2 x 11'6 (4.62m x 3.51m)

Double glazed French doors to rear plus double glazed window to rear; Kitchen area fitted with a range of modern wall and base units with worktops to three walls; inset stainless steel sink unit; built-in gas hob & electric oven; integrated dishwasher. Wood effect flooring; built-in utility cupboard with space and plumbing for washing machine and tumble dryer; further built-in understairs storage cupboard.

FIRST FLOOR LANDING

Built-in shelved storage/linen cupboard; access to loft (loft boarded for storage and with light).

BEDROOM 1

15'2 x 13'2 (into bay) (4.62m x 4.01m (into bay))

Double glazed bay window to front plus further double glazed window to front; wood effect flooring; feature wall part panelled; deep built-in storage cupboard/wardrobe; radiator.

BEDROOM 2

11'7 x 10'1 (3.53m x 3.07m)

Double glazed window to rear; radiator.

BATHROOM

Double glazed window to rear; modern suite comprising panelled bath with built-in shower over and fitted glass shower screen; concealed cistern WC; fitted wash basin with built-in vanity storage under; part tiled walls and tiled flooring; extractor fan.

GARDEN

approx 42' (approx 12.80m)

An attractive rear garden mainly laid to lawn with full width patio area; access to rear via private gate; timber shed; outside tap.

COUNCIL TAX

London Borough of Bromley - Band



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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.