



Lyndhurst, 56 London Lane
Sundridge Park, Bromley, BR1 4HE
£1,200,000 Freehold EPC: E

 **Maguire Baylis**



Guide Price: £1.2m - £1.25m. This exceptional Edwardian semi-detached family house boasts five spacious bedrooms spread over three generous floors of accommodation.

Built circa 1910, this fantastic home has since had just two owners over its 114 years, with the current owner have acquired the property 30 years ago. The property retains virtually all of its original features, including striking feature fireplaces in all rooms, and high ceilings, adding a rare degree of historic character. Over more recent years, the current owners have modernised and upgraded the property, creating a harmonious blend of period charm with contemporary features.

Upon entering, you are welcomed by a large and inviting reception hallway, leading onto two principal reception rooms, a breakfast room and a modern fitted kitchen, complete with granite worktops. The property also benefits from a downstairs WC and upstairs family two bathrooms, one of which is cleverly configured as a 'Jack & Jill' en-suite.

Additionally, this property offers two fascinating and useful cellar rooms, both completely dry and equipped with a butler sink. Situated on a mature plot of approximately a fifth of an acre, the delightful south-facing garden is a joy to behold, with a log cabin it is the perfect spot for outdoor entertaining and relaxation.

Conveniently located close to the well-regarded Parish primary school and just a stone's throw away from local shops and the station at Sundridge Park, this home is also within walking distance to central Bromley.

Offering ample parking for several cars, along with a large attached garage to the side, this rare and interesting home is the perfect choice for a new family to enjoy.

- EDWARDIAN SEMI DETACHED FAMILY HOME
- GENEROUS ACCOMMODATION OVER THREE FLOORS
- A RARE AND FASCINATING DEGREE OF ORIGINAL FEATURES
- GRAND RECEPTION HALLWAY - HIGH CEILINGS THROUGHOUT
- FIVE WELL PROPORTIONED BEDROOMS
- TWO FAMILY BATHROOMS. USEFUL DOWNSTAIRS WC
- THREE RECEPTION ROOMS. CELLAR ROOMS
- LARGE PLOT OF ONE FIFTH ACRE - DELIGHTFUL SOUTH FACING GARDEN
- SUPER LOCATION - CLOSE TO SHOPS/STATION/GREAT SCHOOLS
- GARAGE & PARKING FOR SEVERAL CARS. EPC - BAND E





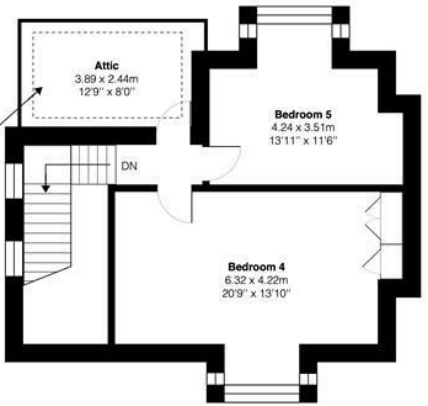
London Lane - BR1 4HE

Total Area: 272.6 m2 ... 2934 ft2 (excluding Attic)

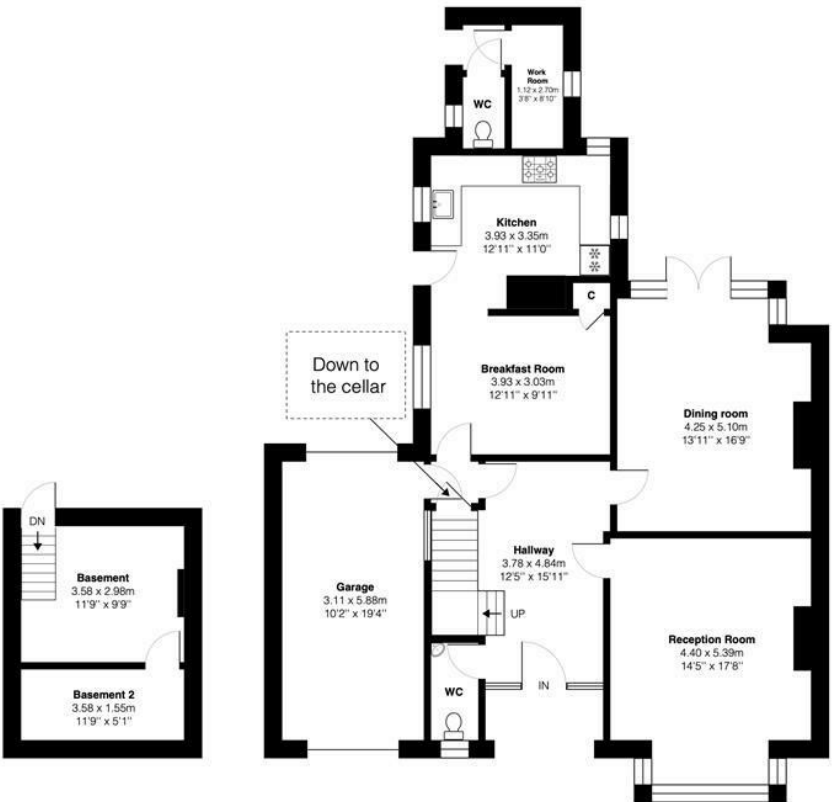
All measurements are approximate and for display purposes only



Reduced Ceiling High



Second Floor



Basement

Ground Floor



First Floor

ENTRANCE PORCH

Recessed arched entrance porch featuring mosaic tiled flooring; outside light.

RECEPTION HALLWAY

15'10 x 12'4 (overall) (4.83m x 3.76m (overall))

A grand and welcoming hallway featuring: Original part glazed front door and multi-paned windows to front; oak strip flooring; plate rails; coved ceiling cornices; staircase to upper floors. Doors to main reception rooms, plus garage and cellar.

DOWNSTAIRS WC

Double glazed window to front; rimless WC; fitted wash basin; part tiled walls; vinyl flooring.

FRONT RECEPTION ROOM

177 x 14'5 (5.36m x 4.39m)

Double glazed bay window to front; original feature cast iron open fireplace with wooden surround, mirrored over-mantle and tiled insets/hearth; original moulded panelled ceiling; wood effect flooring; two radiators.

REAR RECEPTION ROOM

16'8 x 14' (5.08m x 4.27m)

Double glazed French doors and windows to rear leading to garden; original ornate Regency style feature fireplace; coved ceiling cornice; picture rails; radiator.

BREAKFAST ROOM

13' x 9'8 (3.96m x 2.95m)

Double glazed windows to side; original fitted dresser with glass display shelving; original servants bell panel (not currently working); useful built-in storage cupboard; radiator; porcelain tiled flooring; arched opening to:

KITCHEN

13'1 x 9'4 (widening to 11'7 in door recess) (3.99m x 2.84m (widening to 3.53m in door recess))

Double glazed windows to rear and both sides; part double glazed door to side leading to garden; fitted with a range of modern Shaker style wall and base units with polished granite worktops to three walls; inset sink unit; Neff stainless steel gas hob with extractor hood over; Neff built-in electric oven; space for dishwasher; wall mounted gas boiler; porcelain tiled flooring; space for US style fridge/freezer.

CELLAR ROOM 1

11'9 x 9'8 (3.58m x 2.95m)

An interesting room which provides the opportunity for a number of uses. Fitted bar; wooden fitted fireplace surround; panelled walls; door to Cellar Room 2.

Note - min height to beams in cellar rooms: 1.75m.

CELLAR ROOM 2

11'11 x 5' (3.63m x 1.52m)

Fitted workbench; fitted butler sink with wall mounted tap over; wall mounted gas & electricity meters.

FIRST FLOOR LANDING

12'5 x 9'5 (extending to 22'1) (3.78m x 2.87m (extending to 6.73m))

Large double glazed windows to side allowing this spacious landing area to be flooded in natural light; built-in double airing cupboard housing hot water cylinder; radiator. Original turning staircase continuing to top floor.

BEDROOM 1

17'6 (into bay) x 14'6 (5.33m (into bay) x 4.42m)

Double glazed bay window to front; radiator; original feature fireplace with tiled insets; wool carpet; coved ceiling; door to:

BATHROOM

A spacious 'Jack & Jill' bathroom with doors from the landing plus the master bedroom; featuring a modern suite comprising Jacuzzi bath; separate walk-in shower cubicle with rain shower head plus shower hose; pedestal wash basin; WC; feature fireplace with tiled insets; vinyl flooring; radiator plus heated towel rail; picture rails; part tiled walls.

BEDROOM 2

14' x 13'6 (4.27m x 4.11m)

Two double glazed windows to rear; original feature fireplace with tiled insets; wool carpet; picture rails.

BEDROOM 3

13'1 x 11'8 (max) (3.99m x 3.56m (max))

Double glazed windows to rear and side; original feature fireplace; picture rails; radiator.

BATHROOM

Double glazed window to side; modern suite comprising panelled bath with mixer tap; fitted wash basin/vanity storage under; radiator; fully tiled walls; vinyl flooring.

SEPARATE WC

Double glazed window to side; rimless WC; radiator; vinyl flooring.

TOP FLOOR LANDING

Access to loft space.

BEDROOM 4

18'10 x 13'4 (max into bay) (5.74m x 4.06m (max into bay))

Double glazed dormer bay window to front; picture rails; fitted triple wardrobe; original feature fireplace.

BEDROOM 5

14' x 10'9 (max overall and into bay) (4.27m x 3.28m (max overall and into bay))

Double glazed dormer bay window to rear; radiator; original feature fireplace; picture rails.

ATTIC STORAGE ROOM

10' x 9'6 overall (3.05m x 2.90m overall)

Sloping ceilings; additional eaves storage.

GARDEN

approx 165' (approx 50.29m)

Set on a large plot of around one fifth of an acre, the rear garden extends to some 165'. A delightful garden providing a sunny southerly aspect and enjoying an attractive outlook benefiting from a high degree of seclusion. There are numerous mature trees and shrubs both in and around the garden affording a tranquil, leafy setting. A main area of lawn is complemented by a full width block paved patio and side return, plus a pathway leading to the rear. At the far end of the garden the current owner has created a vegetable patch and there is plenty of space for a home office/childrens play area etc. Timber log cabin/summer house plus attached brick-built outbuildings comprising shed/workshop and gardeners WC. Outside tap.

GARAGE/PARKING

20' x 9'6 (6.10m x 2.90m)

A large attached garage to the side of the property with up and over garage doors to front and rear allowing for through access; light and power; door to house. Block paved driveway and parking to front with space for 2 - 3 cars.

COUNCIL TAX

London Borough of Bromley - Band G



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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.