



24 Park End

Bromley, BR1 4AN

£500,000 Freehold EPC: D

 Maguire Baylis





Guide Price: £500,000 - £525,000.

Maguire Baylis are delighted to offer to the market this delightful two bedroom Victorian semi-detached house which is located within a popular and highly convenient residential crescent road, surrounded by similar period properties, and situated just half a mile from Bromley town centre and a similar distance from Shortlands local shops and station. The well regarded Valley primary school is also close by.

This super home is well presented throughout with the accommodation comprising: two good sized reception rooms - both with feature fireplaces, a stylishly appointed fitted kitchen with built-in oven and hob.

Upstairs, the modern spacious bathroom provides a suite with the benefit of a bath and separate shower cubicle. There are two good sized double bedrooms. Outside, there is a private rear garden extending to around 30'.

Offered for sale on a chain free basis, this charming home retains much character and is highly recommended.

- DELIGHTFUL SEMI DETACHED VICTORIAN HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS - BOTH WITH FIREPLACES
- MODERN FITTED KITCHEN
- LARGE MODERN UPSTAIRS BATHROOM
- PRIVATE REAR GARDEN
- POPULAR LOCATION - EASY WALK TO HIGH STREET/STATIONS
- WELL PRESENTED THROUGHOUT
- CHAIN FREE SALE
- EPC - BAND D

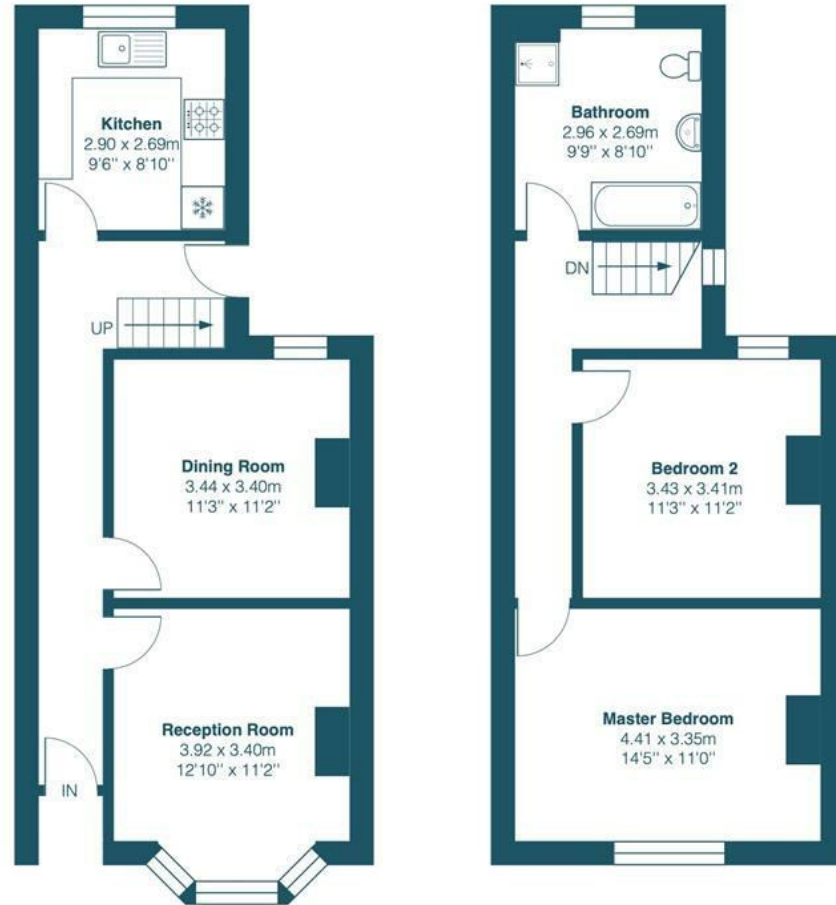




Park End BR1



Total Area: 88.3 m<sup>2</sup>... 951 ft<sup>2</sup>



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

Porch light.

## HALLWAY

Part glazed front door; original coved ceiling; radiator; rear lobby with part double glazed door to side; built-in understairs storage cupboard; wood effect flooring.

## LOUNGE

12'8 x 11'1 (3.86m x 3.38m)

Double glazed bay window to front; exposed and varnished floor boards; feature cast iron fireplace with tiled inset; radiator; original coved ceiling and picture rails.

## DINING ROOM

11'1 x 11'1 (3.38m x 3.38m)

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

## KITCHEN

Double glazed window to rear; fitted with a comprehensive range of modern white gloss wall and base units with worktops to two walls plus fitted breakfast bar; inset stainless steel sink unit; fitted gas hob with extractor hood; electric oven; spaces for additional appliances; cupboard housing Vaillant gas boiler.

## FIRST FLOOR LANDING

Double glazed window to side; access to loft (loft part boarded for storage).

## BEDROOM 1

14'5 x 11' (4.39m x 3.35m)

Double glazed window to front; coved ceiling; picture rails; radiator.

## BEDROOM 2

11'2 x 11'3 (3.40m x 3.43m)

Double glazed window to rear; built-in wardrobe; picture rails; radiator.

## BATHROOM

9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to rear; fitted with a modern and well appointed suite comprising panelled bath; pedestal wash basin; separate shower cubicle with rain shower head and separate shower hose; tiled flooring; vertical radiator.

## GARDEN

approx 30' (approx 9.14m )

Main lawn with paved patio area and decked patio to the rear; timber shed. Timber shed; outside tap; side access via gate.

## PARKING

On street. Residents parking permits required Monday to Saturday 12 - 2pm. These can be obtained at a cost of £50 per year/per vehicle.

## COUNCIL TAX

London Borough of Bromley - Band D



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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.