



37 Ridgeway Drive

Bromley, BR1 5DG

£500,000 Freehold EPC: D

 Maguire Baylis



Maguire Baylis are delighted to offer for sale this 1930's built three bedroom mid-terrace family house located within a lovely tree lined residential road with good schools close by and within easy walking distance of Grove Park station.

This super property, which is offered for sale on a chain free basis, provides a great opportunity for those seeking a family home in a highly popular location with huge potential to be improved. Internally, the property comprises: a spacious entrance hallway; downstairs WC; two good size reception rooms - both with fireplaces; fitted kitchen with a good range of units., plus conservatory to rear. Upstairs, there are three bedrooms - two good sized double rooms plus a single room - plus a shower room.

Outside, the good size garden is a great feature, extending to around 80ft, providing a central area of level lawn, raised patio, plus double garage to rear. There is also a garden to the front.

Ridgeway Drive is an attractive road forming part of the popular Links Estate. It provides great access to Grove Park station with trains to London Bridge/Charing Cross, and is close to a range of useful shops in Burnt Ash Lane. Bromley High Street, along with The Glades retail centre, is also within easy reach being around two miles.

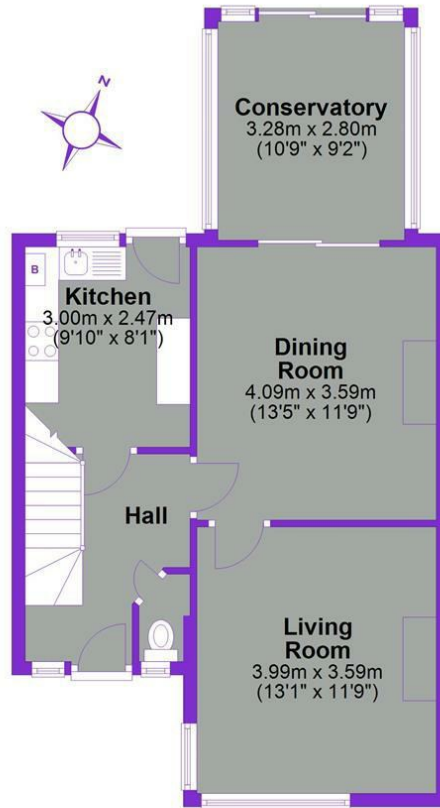
- 1930's MID TERRACE FAMILY HOUSE
- THREE BEDROOMS
- UPSTAIRS SHOWER ROOM ** DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- FITTED KITCHEN - APPLIANCES INCLUDED
- DOUBLE GLAZED CONSERVATORY
- LARGE REAR GARDEN
- DOUBLE GARAGE AT REAR
- REQUIRING UPDATING ** GREAT POTENTIAL
- CHAIN FREE SALE ** EPC - BAND D





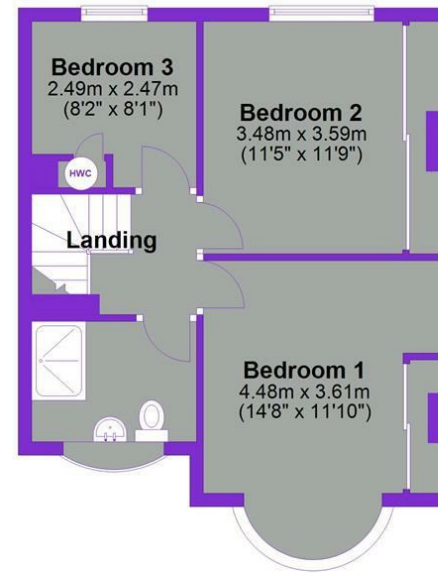
Ground Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



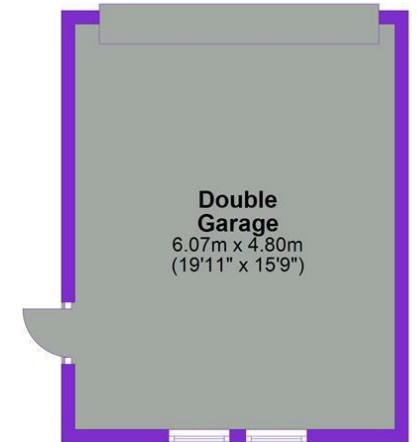
First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Outbuilding

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 125.5 sq. metres (1350.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

ENTRANCE PORCH

Covered entrance porch; outside light.

HALLWAY

Double glazed leaded light window to front; radiator; built-in understairs storage.

DOWNSTAIRS WC

Double glazed leaded light window to front; WC.

LOUNGE

13' x 11'7 (3.96m x 3.53m)

Double glazed leaded light window to front; radiator; stone fireplace with gas fire.

DINING ROOM

13'7 x 11'8 (4.14m x 3.56m)

Double glazed sliding door to conservatory; stone fireplace; radiator.

CONSERVATORY

10'6 x 9'6 (3.20m x 2.90m)

Double glazed windows to sides and rear with door to rear; wood effect flooring.

KITCHEN

9'9 x 8' (2.97m x 2.44m)

Double glazed window to rear; fitted with a good range of wood effect wall and base units with worktops to three walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; cupboard housing gas boiler; appliances to remain; wood effect flooring.

FIRST FLOOR LANDING

Access to loft space (loft with retractable ladder, light and boarded for storage).

BEDROOM 1

15'8 x 11'8 (4.78m x 3.56m)

Double glazed bay window to front; radiator; fitted wardrobe.

BEDROOM 2

11'8 x 11'2 (max) (3.56m x 3.40m (max))

Double glazed window to rear; fitted mirror fronted wardrobes to one wall; radiator.

BEDROOM 3

8'1 x 7'10 (2.46m x 2.39m)

Double glazed window to rear; cupboard housing hot water tank.

SHOWER ROOM

7'9 x 5'9 (2.36m x 1.75m)

Double glazed leaded light window to rear; suite with over-sized shower cubicle; pedestal wash basin; WC; heated towel rail; wood effect flooring.

GARDEN

approx 118'1" max (approx 36m max)

A large rear garden, laid to lawn; rear access via gate.

GARAGE

20' x 15'10 (6.10m x 4.83m)

Double garage at rear with up and over door; light and power; door to side.

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.