



24 Heathfield Road  
Bromley, BR1 3RN  
**£585,000 Freehold EPC:**

 **Maguire Baylis**



Guide Price: £585,000 - £600,000. A beautifully presented semi-detached period home situated within an attractive cul-de-sac close to Sundridge Park village and within easy reach of Bromley town centre.

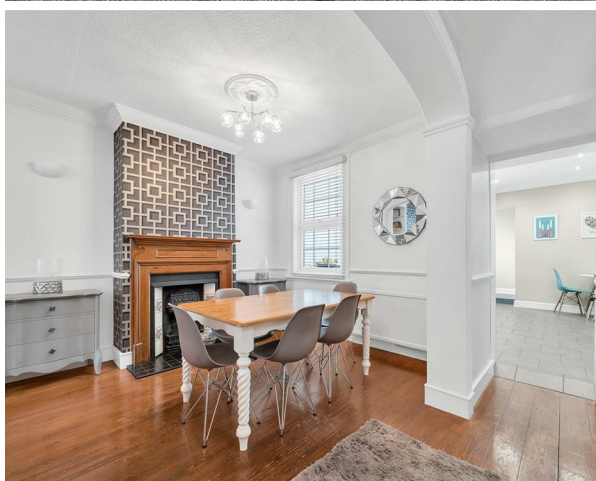
This delightful property, which has been lovingly updated over the years, provides spacious and well appointed accommodation, whilst retaining much character. An entrance hallway leads to a lovely open plan through lounge/diner with feature fireplace; the kitchen is fitted with a good range of units and features built-in oven, hob and integrated fridge/freezer; the bathroom, which is located to the ground floor, benefits from a stylishly appointed suite with bath and built-in shower over.

Upstairs, there are three good size bedrooms - two of which provide fitted wardrobes - plus there is a useful walk-in wardrobe/storage cupboard. Outside, the rear garden benefits from a sunny south easterly aspect and is a lovely place to sit and relax outdoors.

Heathfield Road is just a short walk to local shops and the station (trains to London Bridge/Charing X via Grove Park) at Sundridge Park village. Bromley town centre is just a 10 minute walk and provides a vast array of amenities including The Glades retail centre. Shortlands station, with direct train services to London Victoria and Blackfriars, is also within easy reach.

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.

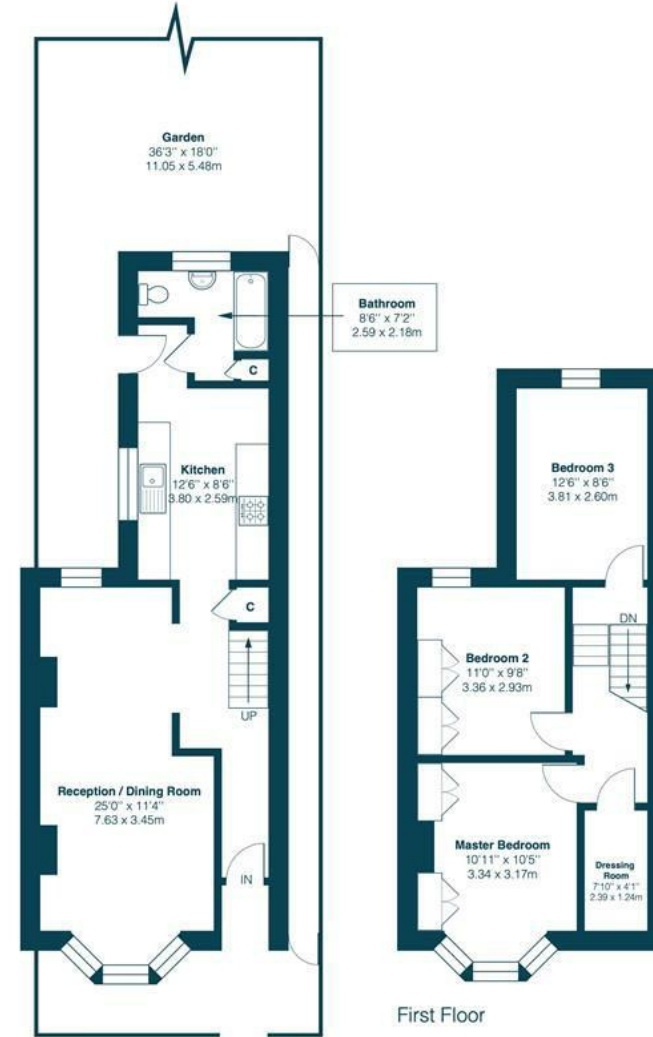
- VICTORIAN SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- 24' THROUGH LOUNGE WITH FEATURE FIREPLACES
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- MODERN & STYLISHLY APPOINTED FAMILY BATHROOM
- SUNNY SOUTH EAST FACING REAR GARDEN
- HIGHLY POPULAR & QUIET NO THROUGH ROAD
- EASY REACH TOWN CENTRE & TRANSPORT LINKS
- NEARBY TO WELL REGARDED SCHOOLS





# Heathfield Road, Bromley, BR1

Approximate Gross Internal Area = 979 sq ft / 90.9 sq m



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.  
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### ENTRANCE PORCH

Original recessed entrance porch with outside light.

### HALLWAY

Part glazed front door; dado rails; feature arch with period style corbels; coved ceiling; built-in understairs storage cupboard; stairs to first floor; wood flooring.

### LOUNGE/DINING ROOM

25' x 11'3 (7.62m x 3.43m)

An impressive room with a feature arch defining the lounge and dining areas. Double glazed bay window to front; double glazed window to rear; two feature fireplaces with tiled inset & hearths; fitted storage units and display shelving within recesses; wood flooring; two radiators; coved ceiling.

### KITCHEN

12'5 x 8'4 (3.78m x 2.54m)

Double glazed window to side; fitted with a range of wall and base units with worktops to two walls; inset sink unit; built-in gas hob with extractor hood over; electric oven; integrated fridge/freezer; spaces for washing machine & dishwasher; tiled flooring.

### LOBBY

Part glazed door to garden; door to bathroom. Tiled flooring.

### BATHROOM

A modern and well appointed bathroom featuring a bath with built-in shower over and fitted glass shower screen; fitted wash basin; WC; part tiled walls; tiled flooring; heated towel rail; extractor fan; double glazed window to rear; built-in storage cupboard.

### LANDING

Double glazed window to side; dado rails. Access to loft space (loft with retractable loft ladder. The loft has been used as an office in the past, it features light and power, a skylight roof window and is boarded out and carpeted).

### BEDROOM 1

13'6 x 10'4 (into wardrobes) (4.11m x 3.15m (into wardrobes))

Double glazed bay window to front; two fitted wardrobes within recesses; radiator; original cast iron fireplace; wood effect flooring.

### BEDROOM 2

11' x 9'7 (3.35m x 2.92m)

Double glazed window to rear; radiator; wood effect flooring; fitted wardrobes.

### BEDROOM 3

12'6 x 8'6 (3.81m x 2.59m)

Double glazed window to rear; radiator; wood effect flooring.

### GARDEN

approx 34'1" (approx 10.39m)

An attractive rear garden providing a sunny south easterly aspect; mainly laid to lawn with paved patio seating area; timber shed to rear; outside tap; side access via gate.

### PARKING

On street. Residents parking permits required between the hours of 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £80 per year/per vehicle.

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///basket.popped.from



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.