



15 Park End

Bromley, BR1 4AN

£600,000 Freehold EPC: C

 Maguire Baylis





GUIDE PRICE: £600,000 - £625,000. A beautifully presented three bedroom Victorian terraced house which forms part of a desirable and highly convenient road providing easy access to Shortlands village and main line station, plus Bromley town centre.

This delightful home has been the subject of many improvements over recent years and, whilst the property retains much of its original character - it provides a modern and contemporary feel with such features as double glazed sash windows, a superb fitted kitchen, a spacious and luxuriously appointed family bathroom boasting a roll top bath with built-in shower over, plus well appointed en suite shower to the master bedroom.

Further features include the entrance hallway and lobby; lounge with feature fireplace and bay fronted window; spacious dining room open plan to the kitchen. Upstairs on the first floor, via the landing, there are the two double bedrooms plus the luxuriously appointed family bathroom. The top floor provides the spacious master double bedroom with en suite shower. Outside, the attractive low maintenance rear garden extends to around 25' and provides a sunny south-easterly aspect.

Park End provides great access to Bromley High Street - featuring The Glades retail centre - in around a 5 - 10 minutes walk - plus Bromley North (Connecting services to London Bridge/Charing Cross) and Bromley South stations. There are several highly regarded local schools close by including Valley in Shortlands village, Parish Primary School, plus The Harris Academy primary.

- STUNNING VICTORIAN HOME
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY APPOINTED THROUGHOUT
- TWO LUXURIOUS BATH/SHOWER ROOMS
- LOUNGE WITH FEATURE FIREPLACE
- SPACIOUS DINING ROOM
- STYLISH FITTED KITCHEN
- ATTRACTIVE LOW MAINTENANCE GARDEN
- POPULAR & HIGHLY CONVENIENT ROAD
- EASY WALK TO TOWN CENTRE & TRANSPORT LINKS





Park End, BR1

Approximate Gross Internal Area = 1129 sq ft / 104.9 sq m



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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; sensor light.

### HALLWAY

Part glazed front door; wood strip flooring; radiator.

### LOUNGE

13'4 x 11'1 (4.06m x 3.38m)

Double glazed sash bay windows to front; feature fireplace with cast iron/tiled inset and gas fire; wood strip flooring; dado rails; low level storage cupboard within recess.

### DINING ROOM

14'2 x 10'3 (4.32m x 3.12m)

Double glazed French doors to rear leading to garden; wood strip flooring; useful built-in understairs storage cupboard; period style radiator. Open plan to kitchen.

### KITCHEN

11'4 x 7'7 (3.45m x 2.31m)

Double glazed windows to rear and side; fitted with a range of stylishly appointed Shaker style wall and base units with solid wood worktops to three walls; inset butler sink unit; integrated fridge/freezer & dishwasher; spaces for additional appliances; cupboard housing gas combi boiler.

### FIRST FLOOR LANDING

Stairs to top floor.

### BEDROOM 2

10'4 x 9'3 (3.15m x 2.82m)

Double glazed sash window to rear; radiator; built-in storage cupboard.

### BEDROOM 3

14'3 (max) x 8'2 (4.34m (max) x 2.49m)

Double glazed sash window to front; radiator; built-in storage cupboard.

### BATHROOM

Double glazed window to rear; fitted with a luxuriously appointed period style suite comprising roll top bath featuring built-in shower over with rain shower head and glass screen; fitted wash basin; WC; part tiled walls; period style radiator incorporating heated towel rail; extractor fan; tiled flooring.

### TOP FLOOR LANDING

Double glazed Velux skylight window to front; wood strip flooring.

### BEDROOM 1

20' (max inc reduced head height)) x 11' (max) (6.10m (max inc reduced head height)) x 3.35m (max))

Double glazed window to rear; double glazed Velux skylight window to front; wood strip flooring; built-in eves storage cupboards; radiator; wood strip flooring; sliding door to:

### EN SUITE SHOWER

Double glazed window to rear; luxuriously appointed period style suite comprising over-sized shower enclosure with built-in shower and rain shower head; fitted wash basin with vanity storage under; WC;

### GARDEN

25' (7.62m)

An attractive garden providing low maintenance and a sunny, south easterly aspect. Full width paved patio area extending to the side of the house; main area of artificial lawn; mature shrub borders; timber shed; outside tap.

### PARKING

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

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///poetic.chain.nurse

### NOTE FROM SELLERS

We have loved living in Park End for the last 5 years, it has been the perfect house to start our family in a friendly local community. It has been so convenient being able to walk into the Bromley town centre in 10 minutes; as well as having access to plenty of green space, including Beckenham Place Park, which is ideal for families.



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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.