



55 Park End
Bromley, BR1 4AN

£525,000 Freehold EPC: E

 **Maguire Baylis**



Guide Price: £525,000 – £550,000. OFFERED CHAIN FREE.

Maguire Baylis are delighted to provide a rare and exciting opportunity to purchase this delightful two double bedroom Victorian detached house which is located within a popular and highly convenient residential 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 provides bright and spacious accommodation with much character and high ceilings further enhancing a lovely feeling of space. The accommodation comprises: a large 25' living/dining room with feature fireplace; spacious fitted kitchen with built-in oven and hob plus French doors leading to the garden; a useful downstairs WC. Upstairs, via a lovely bright landing, there are two large double bedrooms, plus the spacious bathroom.

Outside, there is a private rear garden extending to around 25' providing a sunny south easterly aspect and paved for low maintenance.

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

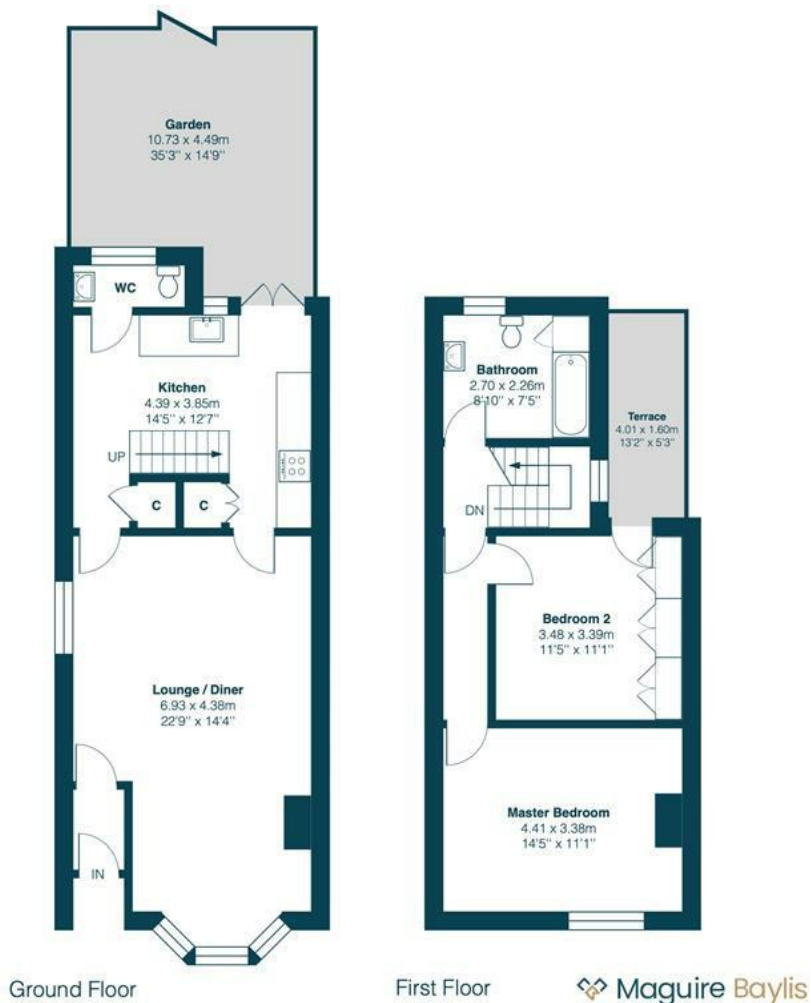
- CHARMING DETACHED PERIOD HOME
- SPACIOUS TWO BEDROOM ACCOMMODATION
- IMPRESSIVE 25' LIVING/DINING ROOM WITH FIREPLACE
- LARGE UPSTAIRS BATHROOM
- USEFUL DOWNSTAIRS WC
- FITTED KITCHEN WITH OVEN & HOB
- SUNNY LOW MAINTENANCE GARDEN
- POPULAR & CONVENIENT ROAD
- CLOSE TO TOWN CENTRE & WELL RATED SCHOOLS
- CHAIN FREE SALE





Park End, Bromley, BR1

Approximate Gross Internal Area = 989 sq ft / 91.8 sq m



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; electric light; quarry tiled front step.

LOBBY HALLWAY

Part glazed stained glass front door; dado rails; radiator; coved ceiling & ceiling rose; door to:

LIVING ROOM

24'9 x 14'4 (narrowing to 11'2) (7.54m x 4.37m (narrowing to 3.40m))

Double glazed bay window to front; period style fireplace with wood surround and cast iron inset, gas fire; radiators; coved ceiling and ceiling roses; dado rails. Double glazed window to side.

KITCHEN

14' x 12'7 (including staircase) (4.27m x 3.84m (including staircase))

Double glazed window to rear; double glazed French doors to garden; fitted with a range of custom made wall and base units, some with internal and under unit lighting, with solid wood worktops to two walls; built-in electric oven and hob Butler sink unit; space for washing machine; wood effect flooring; built-in storage cupboard housing electric consumer unit; further built-in understairs storage cupboard; radiator; dado rails.

DOWNSTAIRS WC

Double glazed window to rear; WC; fitted wash basin; wood effect flooring.

FIRST FLOOR LANDING

A bright and spacious landing with double glazed window to both side; access to loft via retractable loft ladder (loft with light and boarded for storage).

BEDROOM 1

14'4 x 11' (4.37m x 3.35m)

Double glazed window to front; radiator; coved ceiling; ceiling rose.

BEDROOM 2

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

Double glazed door to balcony at rear; radiator; fitted wardrobes to one wall; coved ceiling and ceiling rose.

BATHROOM

8'9 x 7'4 (2.67m x 2.24m)

Double glazed windows to rear and side; suite comprising panelled bath with fitted electric shower over; pedestal wash basin; WC; half tiled walls; radiator; cupboard housing Vaillant gas boiler.

GARDEN

approx 25' (approx 7.62m)

A paved, low maintenance garden providing a sunny south easterly aspect. Outside tap; electric point, shed. Gate to side with right of access.

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: ///liner.nuns.sketch

NOTE FROM SELLER

I have loved living in this house for over 20 years, and if I could pick it up and transport it to my new rural location I would.



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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.