



160 Southlands Road  
Bromley, BR2 9QY  
**£500,000 Freehold EPC: C**

 **Maguire Baylis**





Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £500,000

Maguire Baylis are delighted to present this well-proportioned three-bedroom mid-terrace home, positioned in a sought-after and convenient location backing onto Whitehall Recreation Ground and enjoying lovely south facing views to the rear.

The property, which is offered for sale on a chain free basis, offers generous living space, including two good-sized reception rooms and a fitted kitchen with a built-in oven and hob. Upstairs, there are three bedrooms and a family bathroom. While the property requires general updating, it presents an excellent opportunity for a purchaser to enhance and extend to suit.

The rear garden extends to around 50' and features a full width paved patio. To the front, there is off street parking for two cars.

Conveniently located, the property is within easy reach of Bickley mainline station, with fast trains to London Victoria and Thameslink services to the City. For families, nearby schools include Raglan Primary School, Bullers Wood Secondary, St Georges and Ravens Wood.

Chatterton Village, with an array of local shops and amenities, is just a short walk and Bromley two centre is within easy reach.



- MID TERRACE 1930's FAMILY HOME
- THREE BEDROOMS
- TWO GOOD SIZE RECEPTION ROOMS
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- UPSTAIRS FAMILY BATHROOM
- DELIGHTFUL LOCATION - BACKING PARK
- OFF STREET PARKING TO FRONT
- CLOSE TO BICKLEY MAIN LINE STATION
- WALK TO RAGLAN SCHOOL & CHATTERTON VILLAGE
- CHAIN FREE \*\* IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE



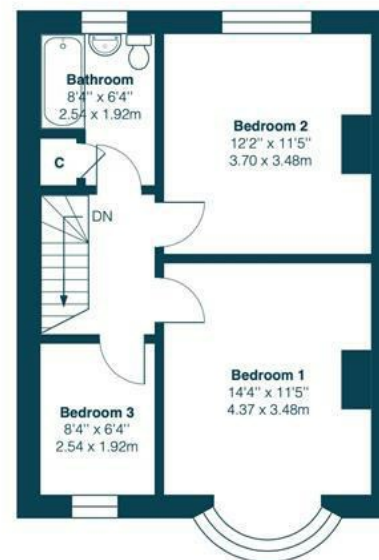
## Southlands Road, BR2

Approximate Gross Internal Area = 970 sq ft / 90.1 sq m



Ground Floor

 Maguire Baylis



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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#### FRONT PORCH

Recessed entrance porch with outside light.

#### HALLWAY

Part glazed front door and window to front; wood effect flooring; radiator; built-in understairs storage and coats cupboards; dado rails and picture rails.

#### LOUNGE

14'3 x 11'7 (4.34m x 3.53m)

Double glazed window to front; wood effect flooring; picture rails; radiator.

#### DINING ROOM

12' x 10'6 (3.66m x 3.20m)

Double glazed doors to rear; wood effect flooring; picture rails; radiator.

#### KITCHEN

11'1 x 7' (3.38m x 2.13m)

Double glazed window and door to rear leading to garden; fitted with a range of fitted wall and base units with worktops to two walls; inset stainless steel sink unit; built-in gas hob and electric oven; tiled flooring and part tiled walls; radiator.

#### LANDING

Access to loft space.

#### BEDROOM 1

14'7 x 11'5 (4.45m x 3.48m)

Double glazed window to front; radiator; wood effect flooring; picture rails.

#### BEDROOM 2

12'1 x 11'1 (3.68m x 3.38m)

Double glazed window to rear with views across the park; wood effect flooring; radiator; picture rails.

#### BEDROOM 3

8'3 x 6'3 (2.51m x 1.91m)

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

#### BATHROOM

Double glazed window to rear; suite comprising panelled bath; pedestal wash basin; WC; tiled walls and tiled flooring; radiator; cupboard housing gas combi boiler.

#### GARDEN

approx 50' (approx 15.24m)

An attractive garden enjoying a south-east facing garden overlooking the park.

#### PARKING

Driveway to front providing off street parking for two cars.

#### LOCATION

What3words: ///lucky.wooden.trees

#### AGENTS/AUCTIONEERS NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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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.