



70 Howard Road

Bromley, BR1 3QJ

**£585,000 Freehold EPC: C**

 **Maguire Baylis**



Guide Price: £600,000 – £625,000. A stunning end-of-terrace period home, beautifully extended and ideally located on a popular and quiet crescent road.

This stylish property offers three well-proportioned bedrooms and a superb open-plan kitchen/diner, perfect for modern living and entertaining. The welcoming lounge features a charming fireplace, while a useful utility area adds practicality.

There is a sleek ground floor bathroom and an additional upstairs WC for convenience. Outside, the attractive, low maintenance rear garden provides a sunny south-easterly aspect and a lovely space to relax or entertain.

Just a short walk from Sundridge Park Village and the town centre, with excellent transport links and amenities close by, this is a superb opportunity to secure a character home in a sought-after location.

- STUNNING END TERRACE PERIOD HOUSE
- THREE BEDROOMS
- SUPERB GROUND FLOOR KITCHEN/DINER EXTENSION
- MODERN BATHROOM DOWNSTAIRS \*\* ADDITIONAL WC UPSTAIRS
- LOVELY LOUNGE WITH FEATURE FIREPLACE
- USEFUL UTILITY AREA
- POPULAR & QUIET CRESCENT ROAD
- CLOSE TO AMENITIES/TRANSPORT LINKS
- EASY WALK TO TOWN CENTRE & SUNDRIDGE PARK VILLAGE
- ATTRACTIVE REAR GARDEN





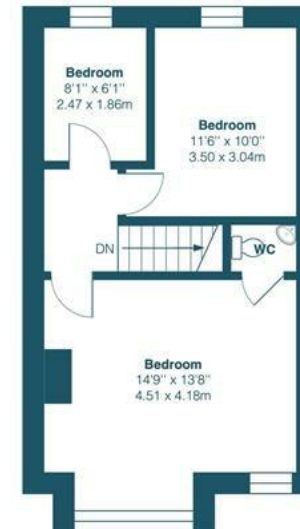
Howard Road, BR1

Approximate Gross Internal Area = 979 sq ft / 91.0 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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### ENTRANCE PORCH

Original recessed front entrance porch; paved front pathway.

### HALLWAY

Part glazed stained glass front door; radiator; dado rails and picture rails; Amtico wood effect herringbone flooring; stairs to first floor; doors to lounge plus kitchen/diner.

### LOUNGE

13'9 x 11'2 (4.19m x 3.40m)

Double glazed bay window to front; feature cast iron fireplace; two fitted bookshelves/storage within recesses; radiator.

### KITCHEN/DINER

23' x 11'3 ( max, l-shaped) (7.01m x 3.43m ( max, l-shaped) )

Double glazed French doors to rear plus large double glazed roof skylight; Fitted with a range of newly appointed sage green wall and base units with white stone effect worktops to one wall plus breakfast bar; built-in gas hob; electric oven; integrated dishwasher and fridge/freezer; deep built-in understairs storage cupboard; Amtico wood effect herringbone flooring; radiator.

### UTILITY

6'5 x 4'7 (1.96m x 1.40m)

Fitted worktop and shelving to one wall with space/plumbing for washing machine. Wood effect Amtico flooring. Leading to:

### DOWSTAIRS BATHROOM

Recently fitted suite comprising paneled bath; pedestal wash basin; WC; Amtico wood effect flooring; part tiled walls; heated towel rail.

### FIRST FLOOR LANDING

### BEDROOM 1

14'10 x 13'9 (4.52m x 4.19m)

Double glazed bay window to front plus further window to front; radiator; door to:

### EN SUITE WC

With modern WC suite and fitted wash basin.

### BEDROOM 2

11'4 x 10' (3.45m x 3.05m )

Double glazed window to rear; radiator.

### BEDROOM 3

8'1 x 6'1 (2.46m x 1.85m)

Double glazed window to rear; radiator.

### GARDEN

approx 20' (approx 6.10m)

Paved for low maintenance and providing a sunny south easterly aspect; timber shed; outside tap and lighting; gate to side. n attractive private rear garden.

### 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 vehicle/per year.

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///sports.broom.fear



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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.