


# 5A Sunray Avenue

Bromley, BR2 8EN

**£400,000 Freehold  EPC: Band C**

Maguire Baylis







GUIDE PRICE £400,000 - £425,000 Maguire Baylis are pleased to present this well-presented two-bedroom end-of-terrace home, ideally situated just 0.9 miles from Bickley mainline station and within the catchment areas of a number of well-regarded primary and secondary schools.

The property benefits from an alarm and double-glazed windows. The accommodation comprises an entrance porch, reception room, fitted kitchen with access to the rear garden, and a convenient downstairs cloakroom (currently used as a cupboard).

To the first floor, there are two bedrooms with fitted wardrobes to both and a modern family bathroom, all accessed from the landing.

Externally, the property offers off-road parking to the front, while the rear boasts a good-sized, level garden, mainly laid to lawn, providing an attractive outdoor space for relaxation and entertaining.

Overall, this is an appealing home combining well-proportioned accommodation, useful modern features and a convenient location close to transport links, schools and local amenities.

- TWO BEDROOM MODERN END TERRACE HOME
- OFF STREET PARKING
- LARGE REAR GARDEN
- POPULAR RESIDENTIAL ROAD
- CATCHMENT FOR WELL REGARDED SCHOOLS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- 0.9 MILE FROM BICKLEY STATION
- PERFECT FIRST TIME PURCHASE

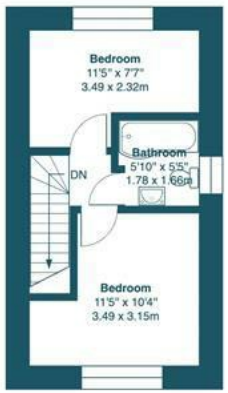









Ground Floor



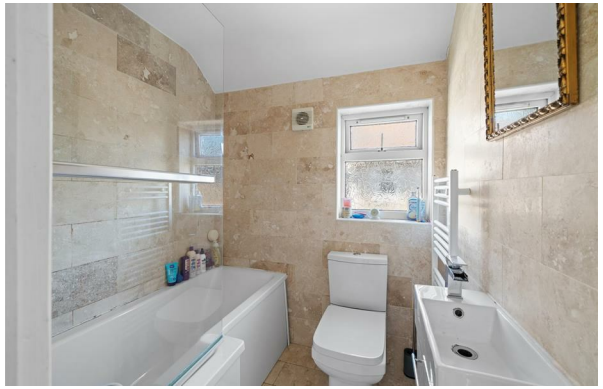

First Floor

# Sunray Avenue, BR2

Approximate Gross Internal Area:
602 sq ft / 55.9 sq m

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This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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**COUNCIL TAX**

London borough of Bromley council tax band - D

**LOCATION**

///lofts.cried.terms


Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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The Property Ombudsman

**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.