



160 Southlands Road  
Bromley, BR2 9QY  
**£525,000 Freehold EPC: C**

 **Maguire Baylis**





GUIDE PRICE £525,000 - £550,000

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 needs updating, this is reflective in the price.

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



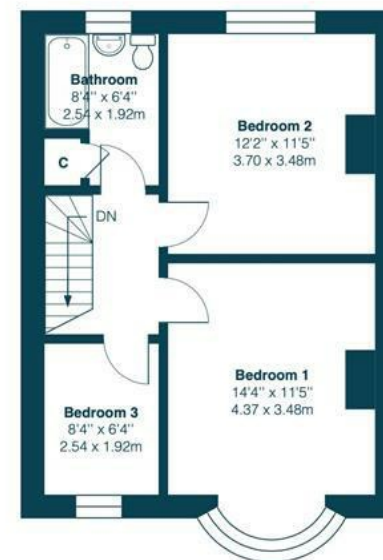
## Southlands Road, BR2

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.  
By Homeoutlook.co.uk / Copyright 2025

### 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



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.