



96 Ridley Road

Shortlands, Bromley, BR2 0EU

**£575,000 Freehold EPC: Band C**

 **Maguire Baylis**



GUIDE PRICE £575,000 - £600,000

Maguire Baylis are pleased to present this impressive and deceptively spacious 1930's mid-terrace home, quietly positioned within a highly sought-after cul-de-sac.

The property offers well-proportioned accommodation throughout, with the ground floor featuring a super open plan living space incorporating a lounge area, kitchen/dining area and rear conservatory, together with a separate utility room.

To the first floor, there are two double bedrooms, a good size single bedroom, and a stylishly appointed modern bathroom with shower over bath.

The location is a real feature, with well-regarded local schools including Valley, Highfield and St Mark's all close by. Bromley Town Centre is within easy reach, whilst Shortlands railway station is just a short walk away, providing fast and frequent services to London Victoria, Blackfriars, City Thameslink and St Pancras.

Offered for sale on a chain free basis.

- 1930's MID TERRACE FAMILY HOME
- THREE BEDROOMS
- IMPRESSIVE OPEN-PLAN LIVING SPACE
- FITTED KITCHEN AREA & SEPARATE UTILITY ROOM
- CONSERVATORY TO REAR
- SPACIOUS FAMILY BATHROOM UPSTAIRS
- ATTRACTIVE SOUTH FACING REAR GARDEN
- HIGHLY CONVENIENT & POPULAR ROAD
- WALKING DISTANCE TO BOTH BROMLEY SOUTH & SHORTLANDS
- GREAT SCHOOLS CLOSE BY - INCLUDING HARRIS, HIGHFIELD, ST MARKS





# Ridley Road, BR2

Approximate Gross Internal Area  
= 1047 sq ft / 97.2 sq m



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

### **ENTRANCE HALLWAY**

Front entrance door; stairs to first floor; built-in storage/coats cupboard.

### **LOUNGE**

13'1 x 11'10 (3.99m x 3.61m)

Double glazed bay window to front; fireplace with wooden surround; wide opening to:

### **KITCHEN/DINER**

18'2 x 12'8 (5.54m x 3.86m)

Fitted with a range of wood effect wall and base units with worktops to two walls plus return breakfast bar; built-in hob; wood flooring; open to conservatory at rear and utility room.

### **UTILITY ROOM**

Double glazed window to rear; spaces for appliances; wall mounted gas boiler; built-in oven and microwave.

### **CONSERVATORY**

11'4 x 8'8 (3.45m x 2.64m)

Double glazed window and doors to rear; wood effect flooring.

### **LANDING**

#### **BEDROOM 1**

12'2 x 12'2 (3.71m x 3.71m)

Double glazed window to rear.

#### **BEDROOM 2**

12'2 x 11'3 (3.71m x 3.43m)

Double glazed window to front.

### **BEDROOM 3**

7'1 x 5'11 (2.16m x 1.80m)

Double glazed window to front.

### **BATHROOM**

Double glazed window to rear; suite comprising bath with shower over and fitted glass shower screen; fitted wash basin and WC. Tiled flooring.

### **GARDEN**

36' x 19' (10.97m x 5.79m)

An attractive private rear garden offering a sunny south facing aspect. Main central area of lawn; full width decked patio.

### **PARKING**

On street. Residents permits required between 12 - 2pm Monday to Friday. These can be obtained at a cost of £80 per year/per vehicle.

### **COUNCIL TAX**

London Borough of Bromley - Band D

### **LOCATION**

What3words: elbow.headed.gosh

Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Hayes  
49 Station Approach  
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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.