



2 Park Place  
Park Road, Bromley, BR1 3HL  
**£1,750 Per Month**   **EPC: C**

 **Maguire Baylis**



A bright and spacious town house located within a delightful setting just a few minutes walk from Bromley town centre and easy access to stations located nearby at Bromley North and Bromley South.

Offered to the market unfurnished, the property is well presented and is available for occupation immediately. The accommodation comprises a spacious entrance hallway, a large third bedroom/garden room on the ground floor plus useful utility room/WC.

The first floor provide an impressive open plan living space with large lounge area and fitted kitchen with breakfast bar. The top floor provides two further double bedrooms - both with wardrobes - plus a modern and well appointed bathroom.

Outside, the property features a private low maintenance garden leading to a spacious garage with ample space for a large car plus fitted worktops/storage units.

The property is also located within close proximity to the highly regarded schools at Scotts Park, St Josephs and Parish.

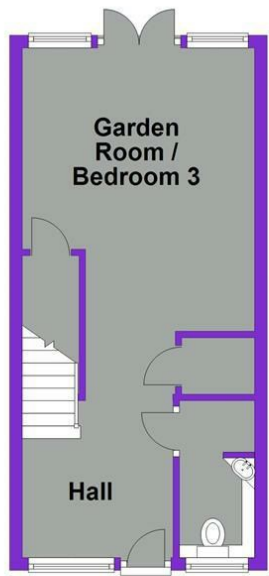
- SPACIOUS TOWN HOUSE
- TWO/THREE BEDROOMS
- OPEN PLAN LIVING ROOM - FITTED KITCHEN
- LUXURIOUS BATHROOM
- GROUND FLOOR UTILITY/WC
- PRIVATE GARDEN
- LARGE GARAGE AT REAR
- DELIGHTFUL SETTING CLOSE TO TOWN
- AVAILABLE IMMEDIATELY \*\* UNFURNISHED





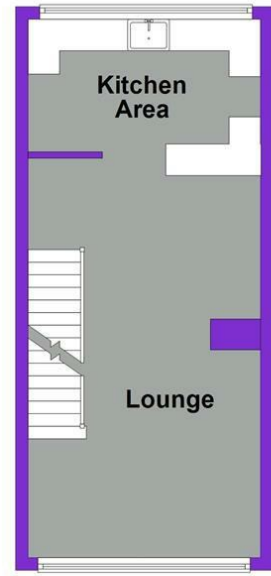
### Ground Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



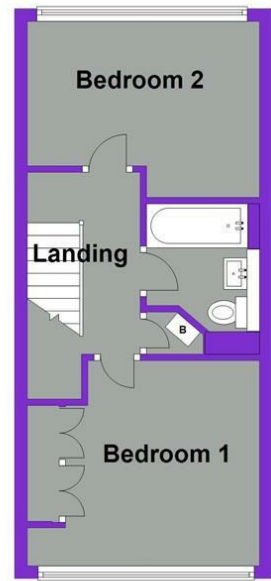
### First Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



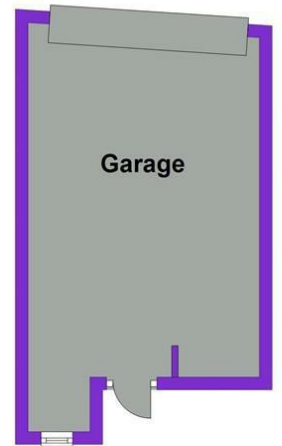
### Second Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



### Outbuilding

Approx. 21.1 sq. metres (227.4 sq. feet)



Total area: approx. 114.5 sq. metres (1232.6 sq. feet)

### **ENTRANCE HALLWAY**

Double glazed window and door to front, wood laminate flooring, radiator, stairs to first floor.

### **UTILITY ROOM/WC**

Double glazed window to front, fitted worktop with inset sink unit, concealed WC, washing machine.

### **BEDROOM 3/GARDEN ROOM**

15'1 x 12' (4.60m x 3.66m)

Double glazed French doors and full width windows to rear, radiator, two large built-in storage cupboards.

### **FIRST FLOOR**

#### **LIVING ROOM**

20' x 11'10 (6.10m x 3.61m)

Full width double glazed window to front, radiator, stairs to top floor, open plan to:

#### **KITCHEN AREA**

11'10 x 8' (3.61m x 2.44m)

Full width double glazed window to rear, fitted with a range of wooden fronted wall and base units with worktops to three walls and breakfast bar, inset sink unit, cooker, fridge, dishwasher.

#### **TOP FLOOR LANDING**

High level double glazed window to rear, cupboard housing gas combi boiler.

#### **BEDROOM 1**

11'10 x 10'8 (3.61m x 3.25m)

Double glazed window to front, radiator, fitted wardrobes to one wall.

#### **BEDROOM 2**

12' x 9' (max) (3.66m x 2.74m (max))

Double glazed window to rear, mirror fronted wardrobe to remain, radiator.

#### **BATHROOM**

A modern and luxuriously appointed suite comprising panelled bath with built-in shower over and glass shower screen, pedestal wash basin, WC, tiled walls, high level window to rear.

#### **GARDEN**

A private, low maintenance rear garden, decked patio area, artificial lawn.

#### **GARAGE**

18' x 12' (5.49m x 3.66m)

A large single garage providing space for a car plus room for storage etc. Fitted worktops and storage units, door to garden.

#### **COUNCIL TAX**

London Borough of Bromley - Band D



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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.