



1 Park End

Bromley, BR1 4AN

£475,000 Freehold EPC: Band E

 **Maguire Baylis**



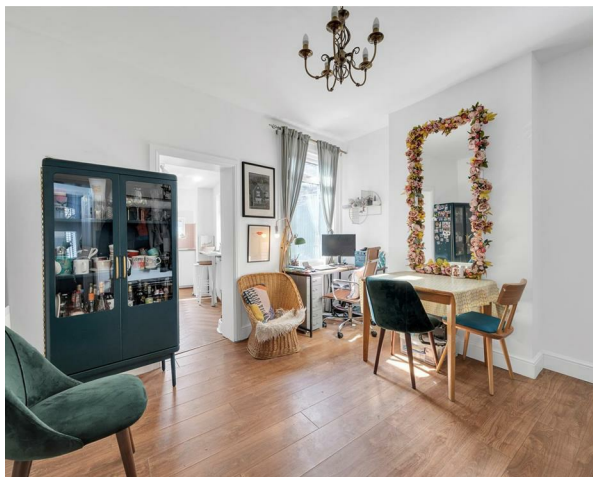
Guide Price: £475,000 - £500,000. Maguire Baylis are delighted to offer for sale this beautifully presented Victorian end terrace house, ideally located on a popular and convenient road, just a short walk to the town centre, excellent transport links, and well-regarded schools including Valley and Parish Primary.

This attractive period home offers two generous reception rooms, a stylish fully integrated kitchen, and a spacious upstairs bathroom. Both double bedrooms feature built-in storage, and the property is tastefully finished throughout.

Outside, the sunny and secluded rear garden is part walled and paved easy maintenance, while the front and side driveway provides off-street parking for up to two small cars.

Offered for sale on a chain free basis, this is a super home combining period charm with modern convenience in a sought-after road.

- VICTORIAN END TERRACE HOUSE
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- SPACIOUS UPSTAIRS BATHROOM
- TWO GOOD SIZE RECEPTION ROOMS
- STYLISHLY APPOINTED FULLY INTEGRATED KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SECLUDED & SUNNY LOW MAINTENANCE GARDEN
- DRIVE TO FRONT/SIDE FOR OFF STREET PARKING
- CLOSE TO TOWN CENTRE/TRANSPORT LINKS & LOCAL SCHOOLS
- POPULAR & CONVENIENT ROAD ** CHAIN FREE SALE

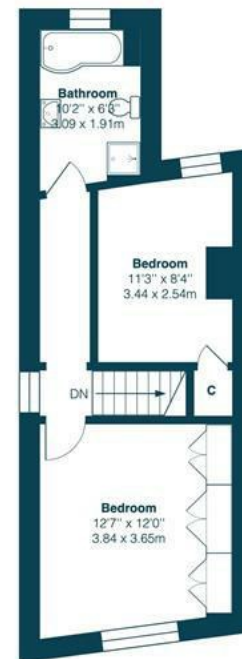




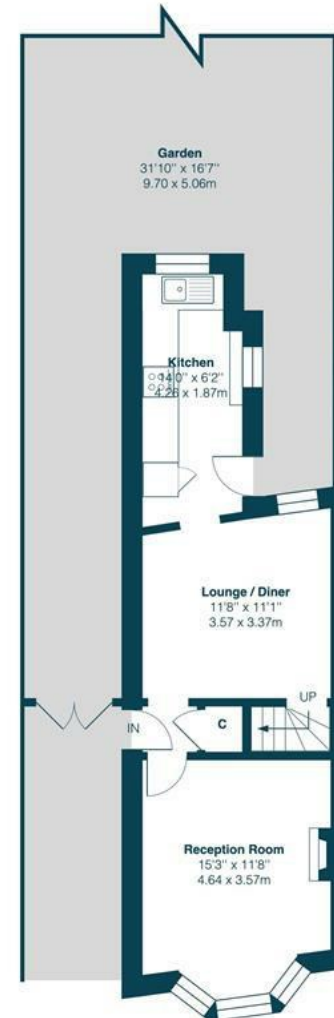
Park End, BR1

Approximate Gross Internal Area = 942 sq ft / 87.5 sq m

 Maguire Baylis



First Floor



Ground 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 LOBBY

Front door to side; useful built-in understairs storage cupboard.

LOUNGE

15'4 x 11'8 (4.67m x 3.56m)

Double glazed bay window to front with fitted plantation shutters; feature stone fireplace with gas fire; two bespoke built-in shelving/storage units within the two recesses; radiator.

DINING ROOM

12' x 10'7 (3.66m x 3.23m)

Double glazed window to rear; wood effect flooring; radiator; stairs to first floor.

KITCHEN

14' x 6'1 (4.27m x 1.85m)

Double glazed windows to rear and side and part glazed door to garden; fitted with a stylishly appointed range of white wall and base units with worktops to two walls; inset sink unit; built-in electric oven and hob and extractor over; integrated fridge/freezer, washing machine and dishwasher; herringbone effect flooring; radiator; fitted breakfast bar.

FIRST FLOOR LANDING

Double glazed window to side; radiator; access to loft (loft with retractable loft ladder, boarded for storage and light).

BEDROOM 1

13' x 9'9 (to wardrobes) (3.96m x 2.97m (to wardrobes))

Double glazed window to front with fitted shutters; fitted range of wardrobes to one wall; radiator.

BEDROOM 2

11'3 x 8'3 (3.43m x 2.51m)

Double glazed window to rear; deep built-in storage cupboard; radiator.

BATHROOM

A spacious bathroom with a four piece suite comprising paneled bath; separate shower cubicle; wash basin with open storage under; WC; fully tiled walls and tiled flooring with underfloor heating; heated towel rail.

GARDEN

A sunny & secluded, part walled garden, paved providing low maintenance. Double gates to front; outside lighting; outside tap; garden shed.

PARKING

Driveway to front/side providing off street parking for up to two small cars.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///racks.tanks.quest

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.