



3 Scotts Road

Bromley, BR1 3QD

£550,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this attractive three bedroom Victorian terrace home situated within a popular and peaceful no-through road, conveniently located for Sundridge Park, Bromley town centre and a range of highly regarded local schools.

The property is well presented throughout and retains a number of appealing period features, including Victorian-style fireplaces and solid oak flooring, complemented by a wood-burning stove which provides a particularly cosy focal point.

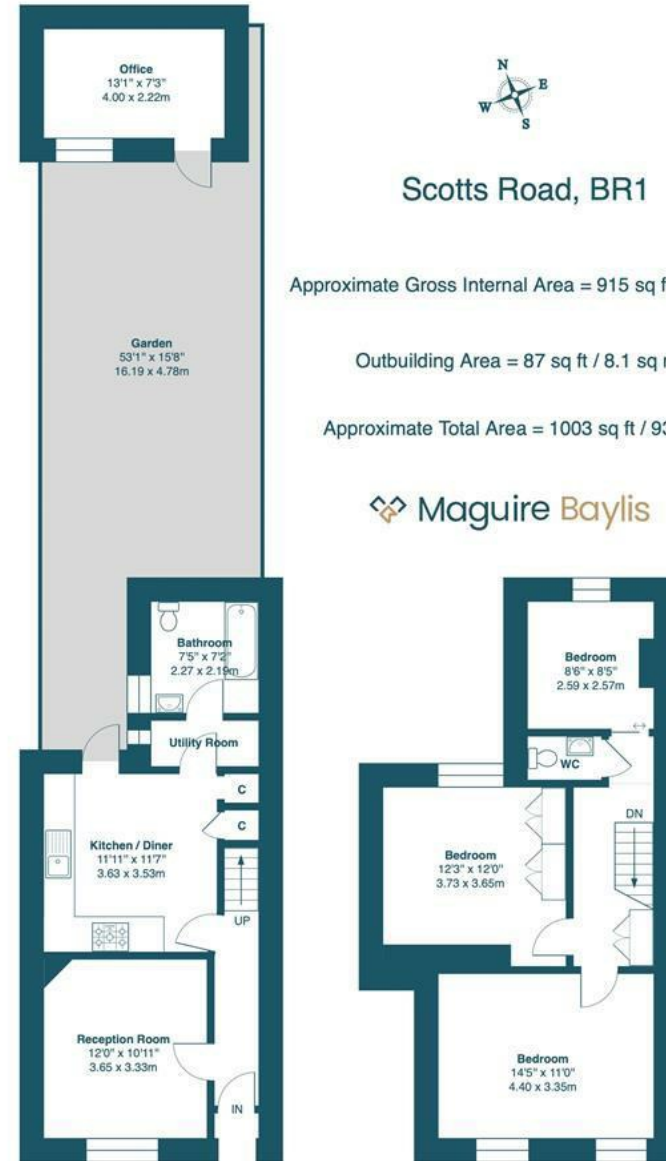
A particular feature is the impressive kitchen/dining room to the rear, with doors opening directly onto the delightful and secluded garden. Further accommodation includes a comfortable living room, three bedrooms, a modern family bathroom and the useful addition of a separate WC on the first floor.

The rear garden provides an attractive and private outside space and also features a generous garden room, ideal for use as a home office, studio or additional recreational space.

The location is especially convenient, with the local shops and station at Sundridge Park close by, whilst Bromley town centre and Bromley North station are also within easy walking distance. The property is also well placed for a number of popular and highly regarded local schools.



- ATTRACTIVE THREE BEDROOM VICTORIAN TERRACE HOME
- WELL PRESENTED THROUGHOUT WITH DELIGHTFUL PERIOD FEATURES
- VICTORIAN FIREPLACES, SOLID OAK FLOORING & WOOD-BURNING STOVE
- SUPER KITCHEN/DINING ROOM WITH DIRECT ACCESS TO THE GARDEN
- MODERN FAMILY BATHROOM PLUS ADDITIONAL FIRST FLOOR WC
- DELIGHTFUL & SECLUDED REAR GARDEN
- GENEROUS GARDEN ROOM – IDEAL HOME OFFICE OR STUDIO
- POPULAR & PEACEFUL NO-THROUGH ROAD
- CLOSE TO SUNDRIDGE PARK SHOPS & STATION
- EASY WALK TO BROMLEY TOWN CENTRE, BROMLEY NORTH STATION & WELL-REGARDED LOCAL SCHOOLS



Scotts Road, BR1

Approximate Gross Internal Area = 915 sq ft / 85 sq m

Outbuilding Area = 87 sq ft / 8.1 sq m

Approximate Total Area = 1003 sq ft / 93.1 sq m

Maguire Baylis

Ground Floor

First Floor

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 - Band D

PARKING

On street - Residents parking permits required between the hours of 12 - 2pm. These can be obtained at a cost of £80 per vehicle/per annum.

LOCATION

What3words: mixer.churn.certified



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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.