



homezone

**£400,000 Leasehold -
Share of Freehold**

**54 Park Hill Road
Bromley**

Kent, BR2 0LF

- CHAIN FREE SALE
- VERY SPACIOUS TWO DOUBLE BEDROOM MAISONETTE
- LARGE CENTRAL FIRST FLOOR HALLWAY, OWN FRONT DOOR
- HUGE MASTER BEDROOM AND A LARGE SECOND DOUBLE BEDROOM
- VERY LARGE LIVING ROOM WITH ACCESS TO BALCONY
- SECLUDED PRIVATE SECTION OF REAR GARDEN
- SINGLE GARAGE ON BLOCK TO REAR OF DEVELOPMENT
- CLOSE TO SHORTLANDS STATION
- LOCAL SCHOOLS INCLUDE VALLEY PRIMARY, HIGHFIELD & BISHOP CHALLONER
- VERY WELL PRESENTED THROUGHOUT WITH NEW DECOR AND CARPETS



Homezone Property Services

149 Croydon Road, Beckenham, Kent, BR3 3QH
Tel: 020 3794 7545 Email: beckenham@homezone.co.uk
Web: www.homezone.co.uk





CHAIN FREE SALE

A very spacious two double bedroom first floor maisonette located in a quiet residential street close to Shortlands station and within easy reach of Bromley & Beckenham town centre.

This property is presented immaculately throughout and comprises own private front door at ground floor which opens to a small entrance hall with stairs rising up to the first floor level. At first floor, there is a huge central reception hall, a modern cream gloss kitchen suite with appliances, a very spacious living room with balcony off, two spacious double bedrooms and a modern white bathroom suite with separate bath and shower enclosure.

The property is presented beautifully throughout, with a combination of wood floors and neutral carpets, neutral decoration throughout, a spacious storage loft with loft ladder access, double glazing throughout including a modern grey composite double glazed front door, and gas central heating throughout.

Externally, there is an attractive communal grounds to the front of the building and this flat benefits from a private secluded rear garden space. The property is close by to Valley Primary School, Highfield Primary School and Bishop Challoner School. The property also benefits from a garage on block to the rear of the development.



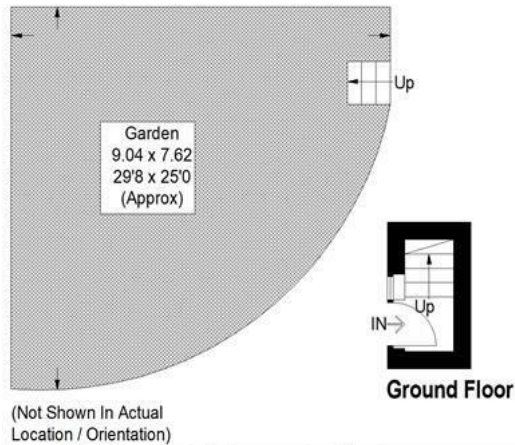
Park Hill Road, BR2

Approximate Gross Internal Area

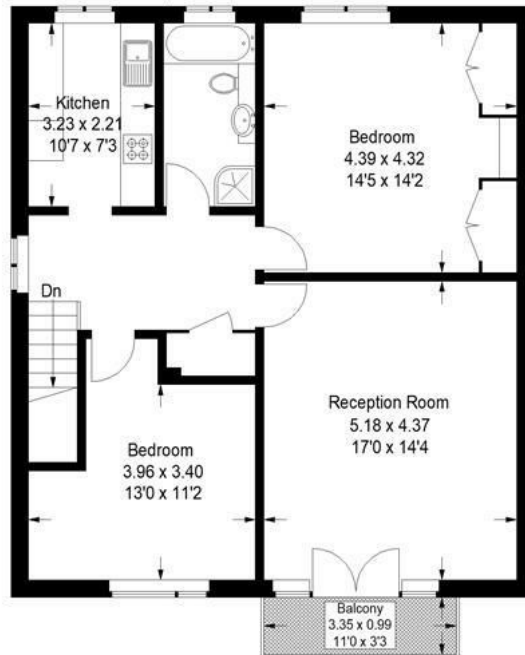
Ground Floor = 1.8 sq m / 19 sq ft

First Floor = 82.8 sq m / 891 sq ft

Total = 84.6 sq m / 910 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1024641)

Entrance

A grey composite front door opening to a small entrance lobby, with grey carpeted stairs rising the spacious first floor central landing, benefiting from double glazed window, storage cupboard, wood laminate flooring, spot lights, radiator.

Kitchen

Grey ceramic floor tile, cream colour door and drawer fronts to a range of base and wall cabinets, grey worktops, combination gas boiler, spaces for washing machine, dish washer and fridge freezer, high level built in oven and grill, gas hob with stainless steel splash panel and stainless steel extractor hood, splash back tiles, upvc double glazed window, spot lights.

Lounge

A very spacious room with grey carpet, white emulsion painted walls, double radiator, Balcony accessed via two double glazed French doors with large side windows, spot lights, coving,

Bedroom 1

White painted panelled door, grey carpet, white emulsion walls, large built in wardrobes with central dresser table and built in mirror, upvc double glazed windows, double radiator, ceiling light fitting.

Bedroom 2

Glass door, wood laminate flooring, white emulsion walls, upvc double glazed window, ceiling light fitting, coving, double radiator.

Bathroom

White ceramic floor tile, glass shower enclosure with curve glass sliding entry door, large gloss white vanity unit with inset wash basin and concealed cistern WC, white bath with wall integrated taps and in-built bath fill, off white mosaic tiles to part walls with remainder painted in white emulsion, wall mirror with overhead lighting, chrome towel rack, chrome heated towel rail, upvc double glazed obscured glass window, spot lights.

Outside

Communal gardens to front. This property benefits from a private secluded section of rear garden laid to lawn with mature shrubs and fencing to boundary. The property also comes with a private garage on block to the rear of the development.

Lease / Service Charge Details

This property benefits from a share in the freehold and has a lease in excess of 900 years. Services charges are £1530 per annum. Ground rent - £17 per annum.

EPC Rating

This property has an EPC Energy Rating of C

Council Tax

London Borough Of Bromley - Band D

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.