



Whiteaves Edward Road
Sundridge Park, Bromley, BR1 3NQ
£1,000,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis Estate Agents are delighted to present this rare and exciting opportunity to acquire a charming detached home.

Maguire Baylis are delighted to present to the market this lovely detached residence, quietly positioned in a prime residential road just moments from local shops, excellent schools and the station. Built in the 1960s, the property sits centrally within its own delightful and established grounds, offering both privacy and a sense of space.

The accommodation is generously laid out, featuring three well-proportioned double bedrooms, a bright and impressive lounge, separate dining room, fitted kitchen, utility room, family bathroom and downstairs WC.

Lovingly maintained over the years, the property now presents exciting scope for modernisation or extension (subject to planning), making it ideal for buyers seeking a long-term home with potential.

Further benefits include a large gravelled driveway, detached garage, and close proximity to Bromley town centre.

- CHARMING DETACHED HOME
- SET WITHIN DELIGHTFUL GROUNDS
- FIRST CLASS RESIDENTIAL ROAD CLOSE TO STATION & LOCAL SHOPS
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- IMPRESSIVE LOUNGE & SEPARATE DINING ROOM
- FITTED KITCHEN & SEPARATE UTILITY
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- WELL MAINTAINED YET HUGE POTENTIAL TO IMPROVE
- LARGE GRAVELLED DRIVE ** DETACHED GARAGE
- EASY REACH BROMLEY TOWN CENTRE ** CLOSE TO EXCELLENT SCHOOLS





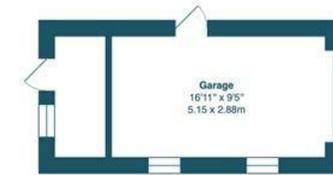
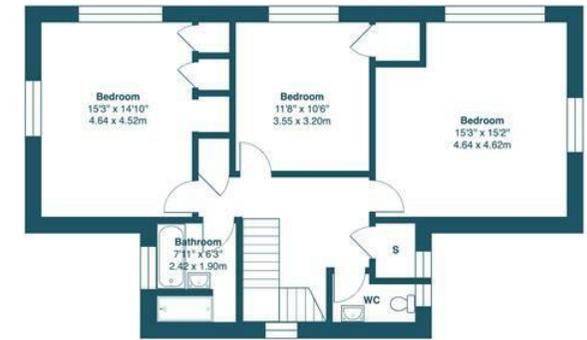
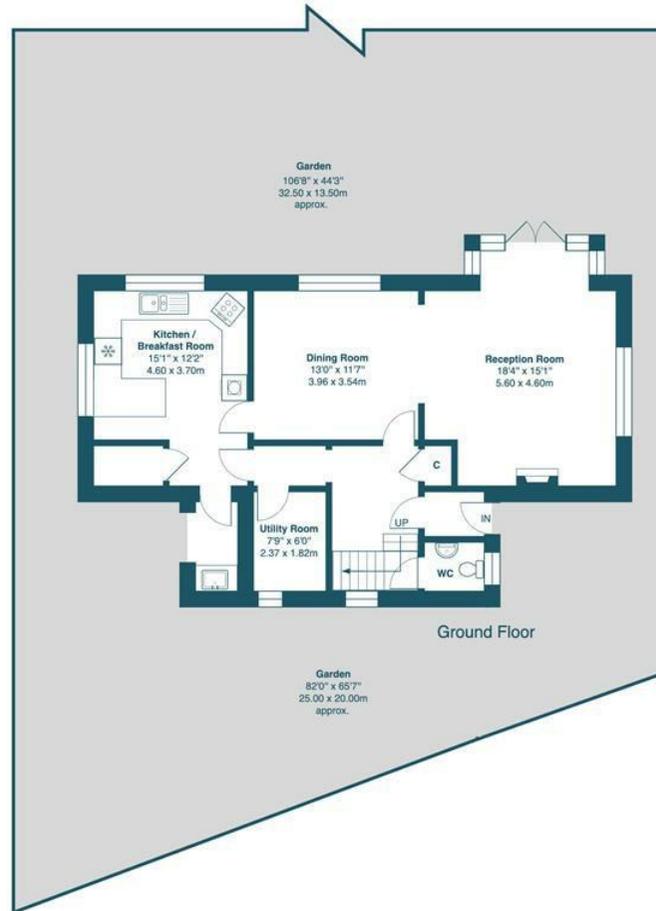
Edward Road, BR1

Approximate Gross Internal Area = 1 609 sq ft / 149.5 sq m

Garage Area = 203 sq ft / 18.8 sq m

Approximate Total Area = 1 812 sq m / 168.3 sq m

 Maguire Baylis



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 PORCH

Covered entrance porch with outside light.

ENTRANCE LOBBY

Radiator; glazed door to:

HALLWAY

A spacious and welcoming hall featuring a double height window to the side and turning staircase to the first floor; built-in coats/storage cupboard; radiator.

LOUNGE

17'10 (into bay) x 15' (5.44m (into bay) x 4.57m)

An impressive double aspect room with double glazed French doors to the garden and windows to the side; radiator; wide opening to:

DINING ROOM

13' x 11'7 (3.96m x 3.53m)

Double glazed window to rear; radiator. Door to kitchen.

KITCHEN

15'1 x 12'2 (4.60m x 3.71m)

A triple aspect room featuring a comprehensive range of wall and base units and worktops to two walls; return breakfast bar; built-in oven and hob; Amtico wood effect flooring; radiator; useful original built-in shelved larder cupboard. Door to:

OUTSIDE COVERED SCULLERY

With fitted Butler sink and shelving, leading to the rear courtyard.

UTILITY

7'9 x 6' (2.36m x 1.83m)

Double glazed window to side; space/plumbing for washing machine and dryer; fitted shelving; wall mounted Vaillant gas combi boiler.

DOWNSTAIRS WC

Double glazed window to front; WC; fitted wash basin; fully tiled walls; radiator.

FIRST FLOOR LANDING

A semi-galleried landing benefitting from the large picture window to the side; deep built-in storage cupboard with dormer window to front; further built-in airing cupboard; radiator.



BEDROOM 1

15'2 x 15' (max into wardrobes) (4.62m x 4.57m (max into wardrobes))

A double aspect room with windows to front and side; good range of built-in wardrobes to one wall; radiator.

BEDROOM 2

15'2 x 12'2 (4.62m x 3.71m)

Double aspect room with double glazed windows to rear and side; built-in wardrobes plus open shelved recess to one wall; radiator.

BEDROOM 3

11'7 x 10'6 (3.53m x 3.20m)

Double glazed window to side; built-in wardrobe; radiator.

BATHROOM

Double glazed window to side; suite comprising bath; separate walk-in shower with wall mounted rain shower head; wash basin with storage unit under; part tiled walls; radiator.

SEPARATE WC

Double glazed dormer window to front; fitted wash basin; radiator.

GARDENS

The property is set centrally on a delightful, mature large triangular shaped plot extending to approx one fifth of an acre overall. The principle gardens are to the side of the property and provide a main area of lawn; block paved patio areas; numerous mature trees and specimen shrubs, plus a garden shed. To the rear, a pathway leads to a paved private courtyard - ideal for catching the morning sun.

GARAGE & PARKING

A good sized detached single garage with useful door to the side, plus potting shed/small workshop area to the rear. There is parking provided by expansive graveled driveway with space for several vehicles.

COUNCIL TAX

London Borough of Bromley - Band G

LOCATION

What3words: ///dime.wake.exists

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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.