



73 Park End  
Bromley, BR1 4AW

**£500,000 Freehold EPC: E**

 **Maguire Baylis**



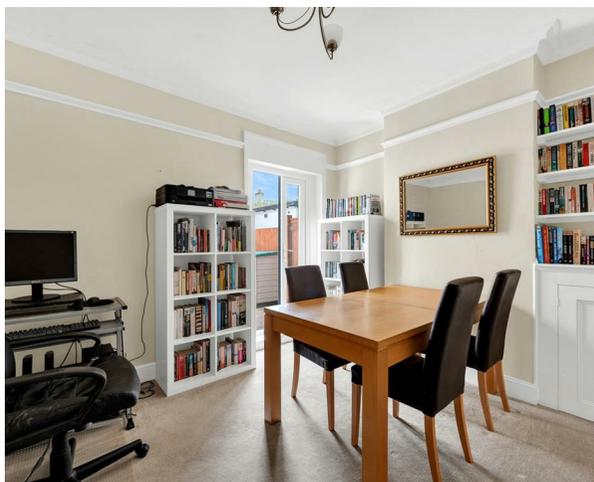
Maguire Baylis are delighted to offer to the market this delightful two bedroom Victorian semi-detached house which is located within a popular and highly convenient residential crescent road, surrounded by similar period properties, and situated just half a mile from Bromley town centre and a similar distance from Shortlands local shops and station. The well regarded Valley primary school is also close by.

This super home is well presented throughout with the accommodation comprising: two good sized reception rooms - the lounge with feature open fireplace - plus dining room with French door leading to the rear; a modern fitted kitchen with integrated appliances. Upstairs, the spacious bathroom provides a suite with the benefit of a bath and separate shower cubicle. There are two good sized bedrooms - the master with a comprehensive range of fitted wardrobes to one wall.

Outside, the rear garden provides a lovely, sunny south facing aspect, is lawned and has a full width paved patio. There is a useful outside utility/store room which has space and plumbing for the washing machine and also a timber summer house. The property is fully double glaze and feature sash style windows throughout.

This charming home still retains much of its original character and is highly recommended.

- CHARMING VICTORIAN SEMI
- TWO DOUBLE BEDROOMS
- SPACIOUS UPSTAIRS BATHROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH PERIOD FIREPLACE AND BAY WINDOW
- SEPARATE DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- PRIVATE SOUTH FACING GARDEN
- USEFUL OUTSIDE UTILITY/STORE ROOM, PLUS TIMBER SUMMER HOUSE
- LOFT STORAGE ROOM
- GREAT LOCATION - WALKING DISTANCE TO HIGH STREET/STATIONS

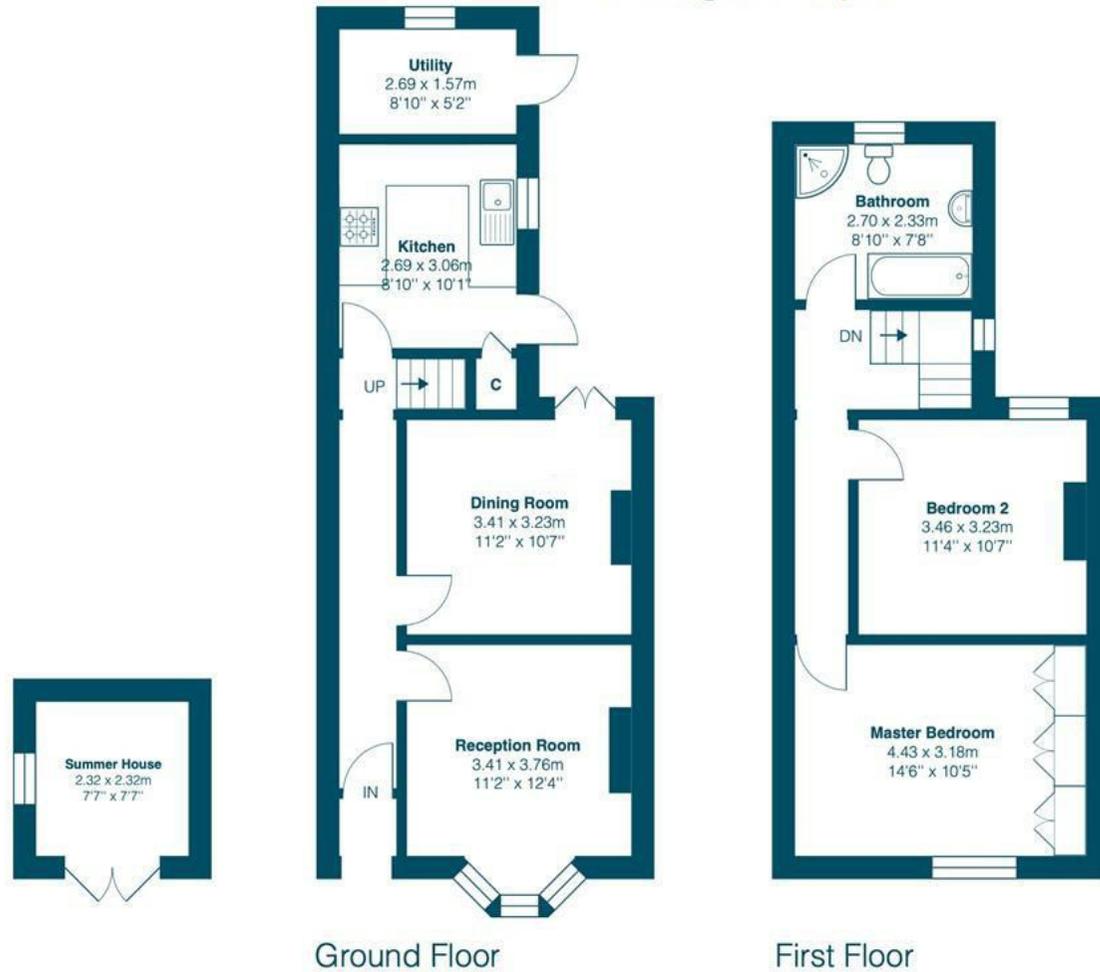




# Park End BR1

Total Area: 85.8 m2 ... 923 ft2

Maguire Baylis



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.

### **FRONT ENTRANCE PORCH**

Original recessed entrance porch with quarry tiled pathway and step, outside light.

### **HALLWAY**

Stained glass front door and window over; wood effect flooring; picture rails; radiator.

### **LOUNGE**

12'4 x 11'1 (3.76m x 3.38m)

Double glazed bay with sash windows to front; feature period fireplace with appointed stone surround and tiled insets and hearth; radiator.

### **DINING ROOM**

11'1 x 10'7 (3.38m x 3.23m)

Double glazed French doors to rear; radiator; built-in shelving and storage within recess; picture rails.

### **KITCHEN**

10'1 x 8'9 (3.07m x 2.67m)

Double glazed window and part glazed door to side; fitted with a comprehensive range of wood effect wall and base units with granite effect worktops to three walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; integrated fridge, freezer and dishwasher; part tiled walls & tiled floorng; built-in understairs storage cupboard.

### **FIRST FLOOR LANDING**

Stained glass window to side; radiator; access to loft storage space (the loft features a retractable loft ladder, a light, and has been reinforced to accommodate additional weight for storage)

### **BEDROOM 1**

14'6 (into wardrobes) x 10'5 (4.42m (into wardrobes) x 3.18m)

Double glazed sash window to front; radiator; wood effect flooring; range of built-in wardrobes to one wall; picture rails.

### **BEDROOM 2**

11'4 x 10'7 (3.45m x 3.23m)

Double glazed sash window to rear; radiator; wood effect flooring; picture rails.

### **BATHROOM**

8'8 x 7'5 (2.64m x 2.26m)

Double glazed sash window to rear; suite comprising panelled bath with mixer tap/shower hose; separate corner shower cubicle; pedestal wash basin; WC; part tiled walls; heated towel rail; tiled flooring.

### **GARDEN**

approx 24'11" (approx 7.6m)

An attractive garden boasting a sunny south-easterly aspect. Central area of lawn with full width patio entertaining area; further gravelled seating area; useful outside utility/store room housing space/plumbing for washing machine and wall mounted gas boiler. Timber summer house measuring 7'7 square.

### **PARKING**

On street. Residents parking permits required between the hours of 12 - 2pm. these can be obtained at a cost of £50 per vehicle/per annum.

### **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.