



112 College Road  
Sundridge Park, Bromley, BR1 3PF  
**£325,000 Freehold EPC: D**

 **Maguire Baylis**



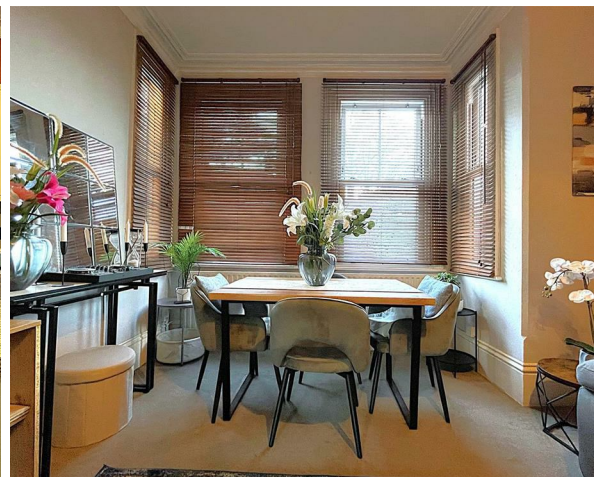


Maguire Baylis are delighted to offer for sale this beautifully presented upper (top) floor conversion flat offering spacious two double bedroom accommodation.

The property, which is offered for sale chain free, is located within a great location just a few minutes walk from Sundridge Park village offering a range of useful local shops and the train station. Bromley town centre, featuring The Glades retail centre, is also within easy reach on foot.

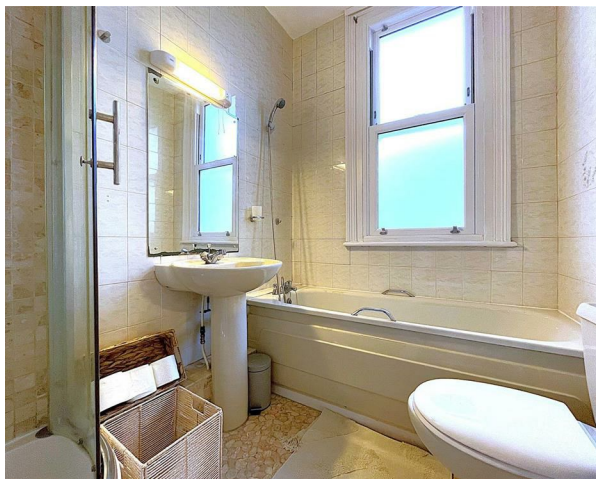
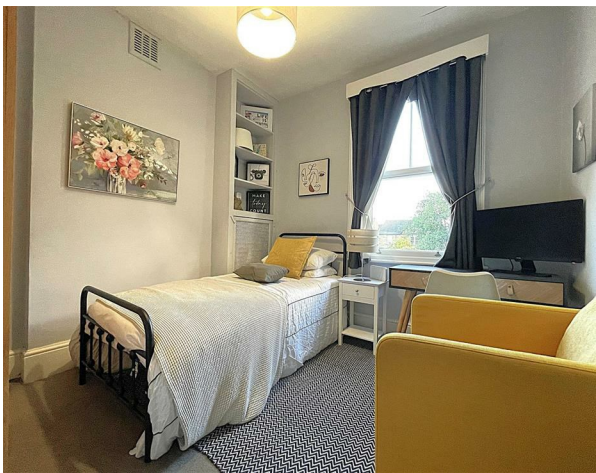
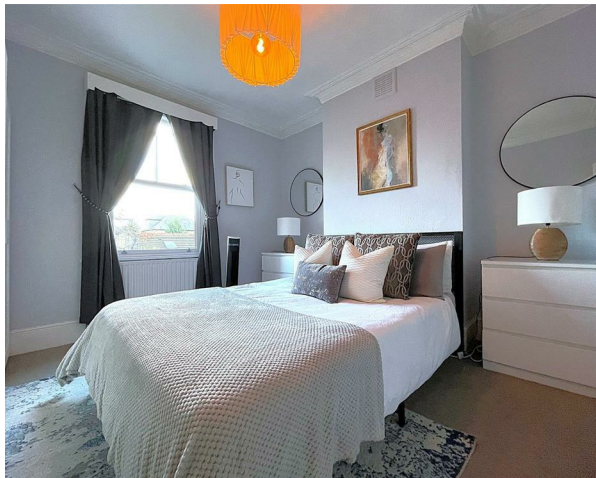
The property is pleasantly located just opposite the church and offers an attractive outlook to the front. Internally, the accommodation comprises a spacious bay front lounge; fully fitted kitchen; two double bedrooms; plus bathroom with bath and separate shower cubicle.

At the front, there is a driveway which provides off street parking for one vehicle. This property is also available with the furniture, as shown, included.



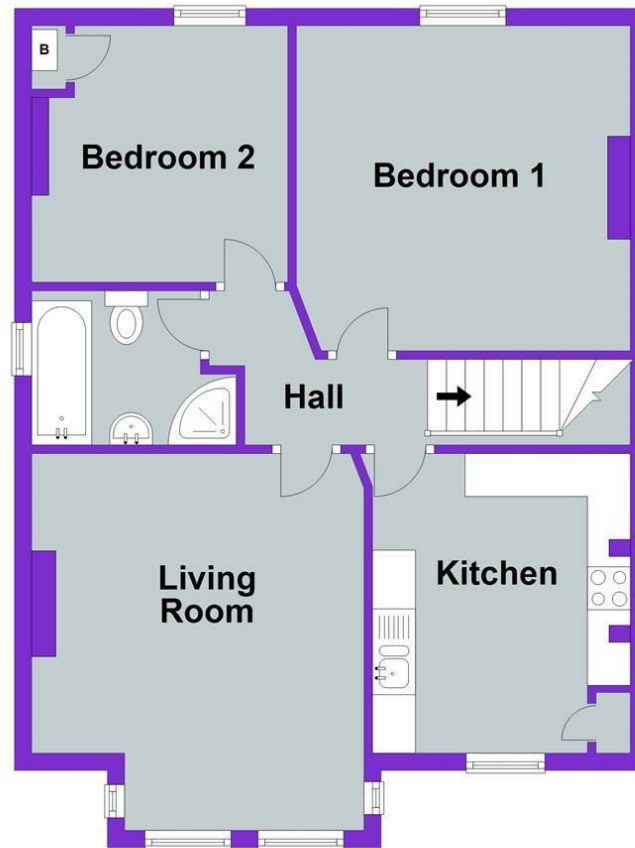
- UPPER (TOP) FLOOR CONVERSION
- TWO DOUBLE BEDROOMS
- SPACIOUS BAY FRONTED LOUNGE
- FULLY FITTED KITCHEN
- BATHROOM WITH SHOWER CUBICLE
- OFF STREET PARKING SPACE TO FRONT
- SUPER LOCATION - CLOSE TO LOCAL SHOPS/STATION
- WALKING DISTANCE TO HIGH STREET
- CHAIN FREE SALE





## First Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)

### COMMUNAL ENTRANCE LOBBY

Door to:

### PRIVATE ENTRANCE LOBBY

Stairs to upper floor.

### HALLWAY

### LOUNGE

14'4 x 12'7 (4.37m x 3.84m)

Double glazed sash bay windows to front overlooking churchyard; radiator; coved ceiling.

### KITCHEN

11'4 x 9'8 (3.45m x 2.95m)

Double glazed sash window to front; fitted with a comprehensive range of wooden effect wall and base units with worktops to three walls; stainless steel sink; fitted gas hob; electric oven; fridge/freezer; washing machine; vinyl flooring.

### BEDROOM 1

12'6 x 12'4 (3.81m x 3.76m)

Double glazed sash window to rear; radiator; coved ceiling.

### BEDROOM 2

10'1 x 9'8 (3.07m x 2.95m)

Double glazed sash window to rear; fitted shelving; radiator; cupboard housing gas boiler.

### BATHROOM

Double glazed window to side; suite comprising bath; separate shower cubicle; WC; pedestal wash basin; vinyl flooring; radiator.

### PARKING

Off street parking to front on driveway – space for one vehicle.

### LEASE & MAINTENANCE

LEASE - To be advised.

SERVICE CHARGE - As and when

GROUND RENT - No Charge

### COUNCIL TAX

London Borough of Bromley - Band C



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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.