20 Weston Road

Bromley, BR1 3RH

£525,000 Freehold EPC: D

Maguire Baylis

Guide Price: £525,000 - £550,000. Maguire Baylis are delighted to present to the market this spacious three bedroom/two reception room Victorian semi-detached house - located in a popular and highly convenient road just a short walk to Bromley town centre.

This super property, which is offered for sale on a chain free basis, features well-proportioned room with high ceilings throughout affording a great feeling of space. The accommodation comprises: a bay-fronted lounge with fireplace; separate dining room; fitted kitchen; the bathroom is also to the ground floor. Upstairs, there are three bedrooms - all of which are of a double size.

Outside, the private rear garden offers low-maintenance.

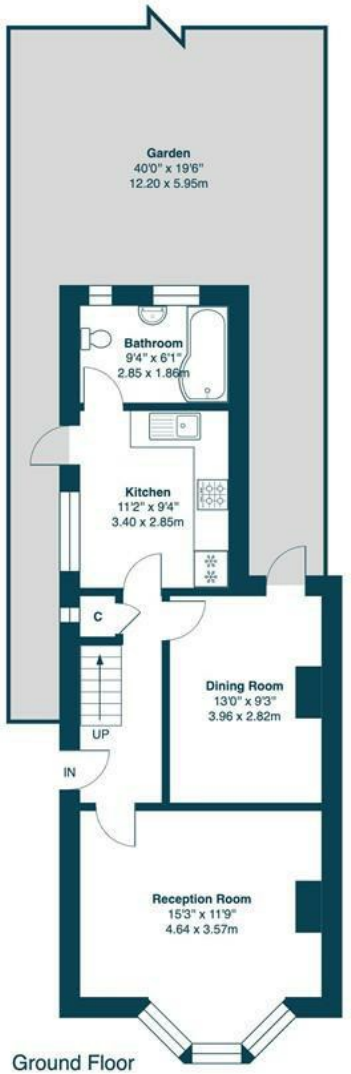
Weston Road provides great access to Bromley High Street - featuring The Glades retail centre - in around a 5 - 10 minutes walk - plus Bromley North (Connecting services to London Bridge/Charing Cross) and Bromley South stations. There are several highly regarded local schools close by including Valley in Shortlands village, Parish Primary School, plus The Bullers Wood secondary schools.

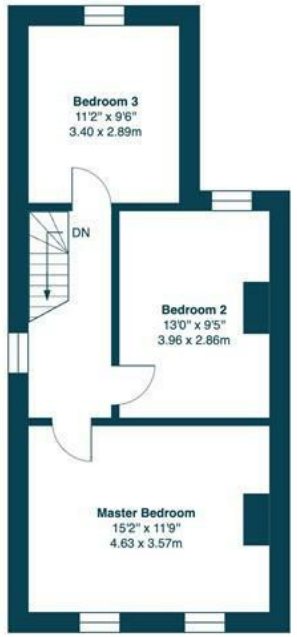
Also nearby, attractive Sundridge Park village provides a useful range of independent shops and convenience stores.

- SPACIOUS PERIOD SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- PRIVATE LOW MAINTENANCE GARDEN
- SCOPE TO EXTEND/IMPROVE
- CONVENIENT & QUIET ROAD
- EASY WALK TO TOWN CENTRE & TRANPORT LINKS
- CHAIN FREE SALE

Weston Road, BR1

Approximate Gross Internal Area = 1065 sq ft / 99 sq m





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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 HALL
Part glazed front door; radiator; tiled flooring; built-in understairs storage.

LOUNGE
15'1 x 15'1 (into bay) (4.60m x 4.60m (into bay))
An impressive, well-proportioned room featuring a large bay window to the front with fitted plantation shutters; original polished floor boards; fireplace with wooden surround; radiator; picture rails; wall light points.

DINING ROOM
13' x 9'3 (3.96m x 2.82m)
Double glazed door to rear; radiator.

KITCHEN
11' x 9'4 (3.35m x 2.84m)
Double glazed window and door to side; fitted range of units with wood effect worktops to two walls; inset stainless steel sink; tiled flooring; wall mounted gas boiler; fridge/freezer; electric cooker and gas hob with extractor hood over; integrated dishwasher.

BATHROOM
9'5 x 6'1 (2.87m x 1.85m)
Two double glazed windows to rear; suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; radiator; tiled flooring; fully tiled walls.

LANDING
Double glazed window to side; radiator; access to loft (loft with fitted loft ladder and boarded for storage).

BEDROOM 1
15'1 x 11'9 (4.60m x 3.58m)
Two double glazed windows to front with fitted shutters; radiator.

BEDROOM 2
13' x 9'3 (3.96m x 2.82m)
Double glazed window to rear; radiator.

BEDROOM 3
11'2 x 9'5 (3.40m x 2.87m)
Double glazed window to rear; radiator.

GARDEN
22' x 21' (6.71m x 6.40m)
Private garden to rear providing low maintenance.

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 year.

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///offers.lasted.hats

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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.