30 Park End

Bromley, Bromley, BR1 4AN

£500,000 Freehold EPC: D

Maguire Baylis

Guide Price: £500,000 - £525,000. This super Victorian period terraced house boasts larger than average accommodation, providing plenty of space for you and your family to spread out and enjoy.

As you step inside, you'll be greeted by a through entrance hallway that leads to a cosy living room with fireplace, a spacious dining room, a fitted kitchen, and a convenient ground floor bathroom. Upstairs, you'll find two generously sized double bedrooms, with a third bedroom at the rear off the second bedroom, this would therefore make an ideal dressing room, or home office.

This lovely property also features a private garden to the rear, paved for easy maintenance and complete with a handy shed.

Overall, the property is nicely presented, but it would benefit from some general updating, providing an excellent opportunity to put your own stamp on your new home. Plus, with plenty of potential to extend and improve.

Park End is an attractive road offering many advantages to couples and families alike. The property enjoys a quiet and peaceful setting yet is within a short walk of several stations (Bromley North, Sundridge Park and Shortlands) and also easy reach of Bromley town centre. There are several highly regarded schools nearby including Valley, Parish and the Harris Academy primary.

- SPACIOUS VICTORIAN TERRACE HOME
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/DRESSING ROOM
- TWO RECEPTION ROOMS
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB
- GROUND FLOOR BATHROOM/SEPARATE WC
- LARGER THAN AVERAGE ACCOMMODATION WITH HIGH CEILINGS
- POPULAR LOCATION - EASY REACH TOWN CENTRE/TRANSPORT LINKS
- CHAIN FREE SALE
- EPC - BAND D

Park End
Total Area: 118.4 m² ... 1275 ft²
All measurements are approximate and for display purposes only
W
N
S
E
Bathroom
2.43 x 1.70m
8'0" x 5'7"
Utility
1.51 x 1.55m
4'11" x 5'1"
WC
Kitchen
2.43 x 3.31m
8'0" x 10'10"
Dining Room
3.75 x 3.79m
12'3" x 12'5"
Cupboard
Reception Room
3.75 x 3.81m
12'3" x 12'6"
IN
Garden Room
1.86 x 2.62m
6'1" x 8'7"
Ground Floor
Bedroom 3
2.43 x 3.39m
8'0" x 11'1"
Master Bedroom
4.12 x 3.98m
13'6" x 13'1"
C
Bedroom 2
4.83 x 3.81m
15'10" x 12'6"
First Floor

ENTRANCE PORCH
Enclosed entrance porch with double double glazed front door; quarry tiled floor.

HALLWAY
A through hall with door to front, plus part double glazed door leading to rear garden; radiator; stairs to first floor.

LOUNGE
14'8 (into bay) x 12'4 (4.47m (into bay) x 3.76m)
Double glazed bay window to front; feature fireplace with tiled inset & hearth; picture rails; coved ceiling; radiator.

DINING ROOM
Double glazed window to rear; feature fireplace with tiled inset & hearth; original fitted shelved storage unit within recess; deep built-in understairs storage cupboard housing meters, fuse box and with light.

KITCHEN
11' x 8' (3.35m x 2.44m)
Double glazed window to side plus part double glazed door to side; fitted with a range of wood effect wall and base units with worktops to two walls; inset stainless steel sink unit; built-in electric oven & hob with extractor hood over; washing machine and fridge/freezer to remain; tiled flooring; part tiled walls; radiator; wall mounted combi boiler.

REAR LOBBY
5'1 x 5' (1.55m x 1.52m)
Fitted worktops and wall unit; doors to WC & bathroom.

BATHROOM
Double glazed window to rear; suite comprising panelled bath; pedestal wash basin; fully tiled walls and flooring; radiator; extractor fan.

SEPARATE WC
Double glazed window to side; WC; tiled flooring.

FIRST FLOOR LANDING
Doors to bedrooms 1 & 2.

BEDROOM 1
15'9 x 12'5 (4.80m x 3.78m)
Double glazed window to front; radiator; period feature fireplace with painted cast iron inset; built-in wardrobe/storage.

BEDROOM 2
15'11 (max into wardrobe) x 12'3 (4.85m (max into wardrobe) x 3.73m)
Double glazed window to rear; modern fitted range of wardrobes to one wall; loft hatch leading to loft room; door to bedroom 3/dressing room.

BEDROOM 3/DRESSING ROOM
11'1 x 8' (3.38m x 2.44m)
Double glazed window to rear; original feature period fireplace; radiator; fitted shelving.

LOFT ROOM
15'1 x 14' (4.60m x 4.27m)
Two Velux skylight windows to rear; fitted wall shelving; two deep built-in eves storage cupboards.

GARDEN
approx 30' (approx 9.14m)
An attractive rear garden offering low maintenance. Featuring a main area of artificial lawn; paved patio area; brick built shed; outside tap.

PARKING
On street. Residents parking permits required Monday to Saturday 12 - 2pm. These can be obtained at a cost of £50 per year/per vehicle.

COUNCIL TAX
London Borough of Bromley - Band D

Maguire Baylis
Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com

The Property Ombudsman
naea | propertymark PROTECTED

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.