



192 Rangefield Road
Bromley, BR1 4QZ
£400,000 Freehold EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to welcome to the market this spacious end of terrace freehold house, located well for reputable schools and potential to extend STPP.

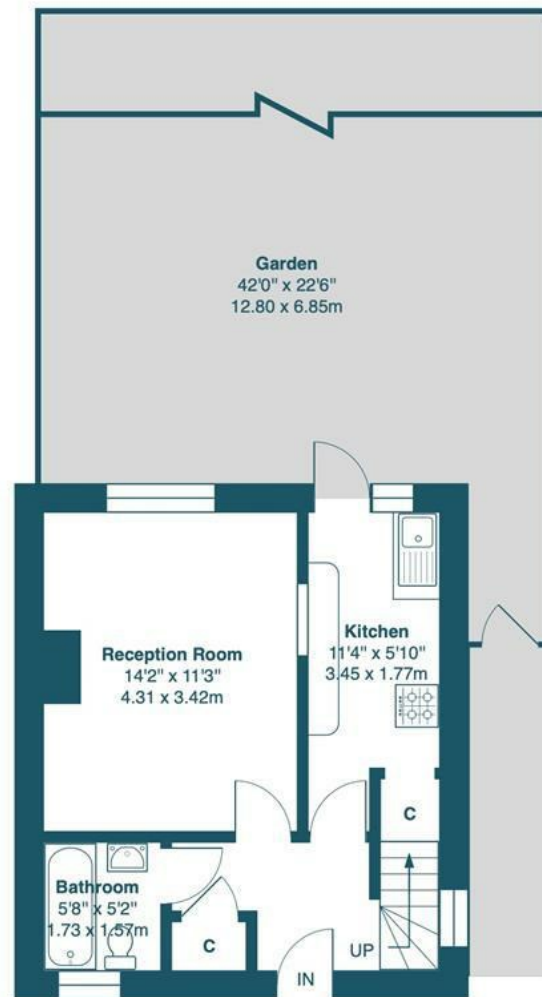
Offered to the market with no onward chain, requiring general updating, the ground floor accommodation comprises bathroom, kitchen providing access to the garden, spacious lounge. The first floor offers three well proportioned double bedrooms and plenty of storage.

The southerly aspect garden is fantastic and very well maintained by the current vendor. The rear also backs on to local playing fields and a children's park making this house perfect for a family.

Rangefield Road is conveniently located just 0.1 of a mile from the 'Ofsted Outstanding' Burnt Ash Primary School as well as only being half a mile from the highly regarded Bonus Pastor Catholic College. There are great transport links to London Bridge, taking just 14 minutes from Grove Park Train Station (Zone 4) just 0.8 miles away. Close by is Bromley Town Centre which offers a larger range of shops and amenities including The Glades, cinema, picture house and a range of restaurants and gastro-pubs.



- CHAIN FREE
- THREE BEDROOM END OF TERRACE HOME
- IDEAL FAMILY HOME OR FIRST TIME PURCHASE
- LARGE GARDEN WITH EXCELLENT VIEWS OF PLAYING FIELDS
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- EASY ACCESS TO BROMLEY, GROVE PARK AND SUNDRIDGE STATIONS
- POTENTIAL TO EXTEND STPP



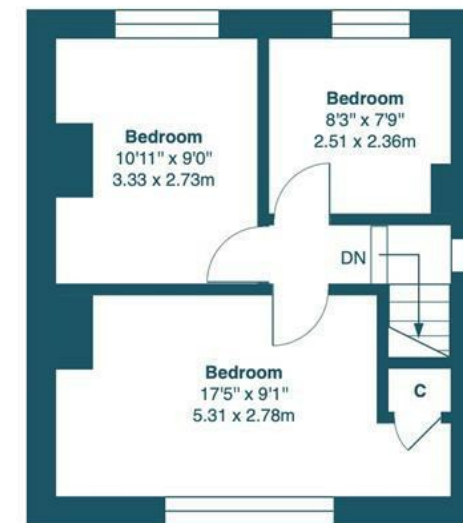
Ground Floor



Rangefield Road, BR1

Approximate Gross Internal Area:
712 sq ft / 66.2 sq m

 Maguire Baylis



First Floor

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. No liability is accepted for any errors.
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ENTRANCE HALL

Carpet, door to kitchen, door to reception room, door to bathroom, stairs to first floor, cupboard housing boiler.

RECEPTION ROOM

14'1" x 11'2" (4.31 x 3.42)

Radiator, door to hallway, single glazed window to rear.

KITCHEN

11'3" x 5'9" (3.45 x 1.77)

Door to garden, wall and base units. In need of updating.

BATHROOM

5'8" x 5'1" (1.73 x 1.57)

Frosted single glazed window to front, three piece bathroom suite, tiled walls.

MASTER BEDROOM

17'5" x 9'1" (5.31 x 2.78)

Single window to front, carpet, cupboard over the stairs.

BEDROOM TWO

10'11" x 8'11" (3.33 x 2.73)

Single glazed window to rear with excellent views, carpet.

BEDROOM THREE

8'2" x 7'8" (2.51 x 2.36)

Single glazed to rear with excellent views, carpet.

GARDEN

41'11" x 22'5" (12.80 x 6.85)

Side access, mainly laid to lawn, patio area and shed.

PARKING

On street parking unrestricted

LOCATION

What3words: ///moment.atoms.found

COUNCIL TAX BAND

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.