



57 Plaistow Grove

Sundridge Park, Bromley, BR1 3PB

**£425,000 Freehold EPC: C**

 **Maguire Baylis**





Maguire Baylis are delighted to present to the market this quaint period cottage which is located within a quiet crescent road, just yards from the popular local shops and station at Sundridge Park village.

This lovely home, which has been enjoyed by the current owner for nearly 30 years, is beautifully presented throughout having been recently updated with a stylishly appointed white gloss kitchen – featuring built-in oven and hob – plus luxurious shower room/wc. Further accommodation comprises the 19' through reception room with period feature fireplace and, upstairs, both bedrooms provide useful built-in wardrobes & storage.

Outside, the pretty rear garden offers a sunny westerly aspect and extends to around 50'. It offers an attractive leafy outlook and a tranquil setting, surrounded with mature shrubs and trees.

In addition to the local shops, further nearby amenities including The Glades retail centre, plus additional transport links, can be easily reached on foot at Bromley town centre.

A charming and well presented property which is highly recommended.

- CHARMING PERIOD COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOMS
- 19' THROUGH LOUNGE WITH PERIOD FIREPLACE
- RECENTLY FITTED KITCHEN
- WELL APPOINTED SHOWER ROOM/WC
- DELIGHTFUL 50' REAR GARDEN
- SUPER LOCATION – QUIET CRESCENT ROAD
- POPULAR SHOPS/STATION JUST YARDS AWAY
- CHAIN FREE SALE



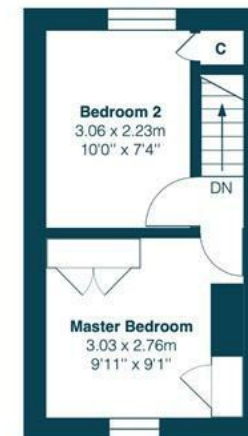
# Plaistow Grove, BR1

Approximate Gross Internal Area = 471 sq ft / 43.8 sq m



Ground Floor

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.  
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**LIVING ROOM**

19'5 x 10' (5.92m x 3.05m)

A through room with double glazed windows to front and rear; cast iron feature fireplace with tiled hearth; wood effect flooring; two radiators; stairs to first floor.

**KITCHEN**

7'10 x 5' (2.39m x 1.52m)

Double glazed window to side and part glazed door to side leading to garden; recently re-fitted with a range of stylishly appointed white gloss wall and base units with white granite effect worktops to two walls; inset sink unit; built-in electric oven and hob with extractor hood over; tiled flooring; cupboard housing Worcester Bosch combi boiler. Leading to:

**REAR LOBBY**

With space and plumbing for washing machine and fridge; radiator; door to:

**SHOWER ROOM**

Double glazed window to rear; recently fitted and well appointed suite comprising walk-in shower cubicle; fitted wash basin with vanity storage under; concealed cistern WC; fully tiled walls and flooring; heated towel rail; extractor fan.

**LANDING**

Access to loft space.

**BEDROOM 1**

8' x 8'9 (plus door recess) (2.44m x 2.67m (plus door recess))

Double glazed window to front; radiator; fitted mirror fronted double wardrobe plus further built-in wardrobe.

**BEDROOM 2**

10' x 7'4 (3.05m x 2.24m)

Double glazed window to rear; radiator; wood effect flooring; deep built-in storage cupboard.

**GARDEN**

approx 50' (approx 15.24m)

An attractive garden providing a sunny westerly aspect. Mainly laid to artificial lawn with numerous mature trees and shrubs surrounding. Timber shed; outside tap; gate to rear leading to residents private accessway.

**LOCATION**

what3words: ///bills.ends.leaps

**PARKING**

On street. Residents parking permits required 12pm - 2pm, Monday to Friday. These can be obtained at a cost of £80 per vehicle/per year.



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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.