



47 Heathfield Road
Bromley, BR1 3RW
£525,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £525,000 - £550,000. Maguire Baylis are delighted to offer for sale this beautifully presented Victorian terraced house situated within a lovely road close to Sundridge Park village and within easy reach of Bromley town centre.

This delightful property provides spacious accommodation with high ceilings and much charm. Internally, the accommodation comprises a welcoming entrance, open plan to the front reception room which is currently used as an office - this room also boasts a bay window and window seat. The main living room provides a period fireplace and leads to a lovely dining area featuring French doors to the rear and vaulted glass ceiling - this room is open plan to the fitted kitchen. There is also a useful utility room, plus downstairs shower room/WC.

Upstairs, there are the two double bedrooms - both with built-in wardrobes - the master also featuring a luxuriously appointed en-suite bathroom with roll top bath, plus separate shower cubicle.

Outside, the attractive rear garden offers a sunny south-westerly aspect and a good degree of privacy.

Heathfield Road is just a stone's throw from a useful corner shop and bus routes on London Road. Sundridge Park village close by offers a great range of local amenities including popular coffee shops and restaurants, plus the station. Bromley town centre is just a 10 minute walk and provides a vast array of shopping facilities including The Glades retail centre.

For families, the highly regarded Parish Primary school is extremely close by in London Lane. There are also some fantastic outdoor spaces nearby including Queensmead Park in Shortlands, plus Beckenham Place Park offering woodland walks and a highly popular outdoor swimming lake.

- DELIGHTFUL VICTORIAN TERRACED HOUSE
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- LUXURIOUS EN SUITE BATH/SHOWER ROOM
- DOWNSTAIRS SHOWER ROOM/WC
- GOOD SIZE LOUNGE WITH FIREPLACE
- SEPARATE FRONT RECEPTION ROOM
- OPEN PLAN DINING AREA WITH VAULTED GLASS ROOF
- FITTED KITCHEN ** SEPARATE UTILITY ROOM
- GREAT LOCATION ** EASY REACH TOWN CENTRE/SUNDRIDGE PARK
- DELIGHTFUL SOUTH-WESTERLY ASPECT GARDEN ** EPC BAND D



Heathfield Road BR1

Total Area: 86.7 m²... 934 ft²



Ground Floor



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.

FRONT PORCH

Original recessed front porch with quarry tiled step; porch light.

FRONT RECEPTION ROOM

13'1 x 8'6 (widening in hallway) (3.99m x 2.59m (widening in hallway))
Open plan from hallway; double glazed bay window to front with fitted window seat; radiator; wood effect flooring; fitted shelving.

GROUND FLOOR SHOWER/WC

Suite with built-in shower cubicle; WC; fitted wash basin; radiator; extractor fan.

LOUNGE

13' x 11'2 (3.96m x 3.40m)
Feature cast iron period fireplace style with gas fire; wood effect flooring; radiator; double opening to:

DINING AREA

8'7 x 6'6 (2.62m x 1.98m)
Double glazed French doors leading to rear garden; glazed vaulted roof allowing light to flood in; wood effect flooring; radiator; open plan to:

KITCHEN

11'9 x 6' (3.58m x 1.83m)
Fitted with a good range of wood effect wall and base units with polished worktop to one wall; solid white marble worktop/bar with inset sink unit; dishwasher and gas cooker to remain; radiator; cupboard housing Vaillant gas combi boiler; part tiled walls; door to:

UTILITY ROOM

5'7 x 4'10 (1.70m x 1.47m)
Multi-paned door to rear; fitted worktop to one walls; washing machine to remain; space for tumble dryer/freezer etc; radiator; wood effect flooring.

FIRST FLOOR LANDING

Access to loft space (loft with fitted retractable ladder, part boarded and with light). Worth noting there is potential for loft conversion subject to planning.

BEDROOM 1

11'3 x 9'8 (plus recess 3'4) (3.43m x 2.95m (plus recess 1.02m))
Double glazed window to rear; built-in double wardrobe; radiator; door to:

EN SUITE BATHROOM

8'8 x 5'10 (2.64m x 1.78m)
Double glazed window to rear; fitted with a modern and well appointed suite comprising roll top bath with mixer taps; separate corner shower cubicle; concealed cistern WC; fitted wash basin; fully tiled walls and flooring; feature heated towel rail.

BEDROOM 2

13' (max) x 9'6 (3.96m (max) x 2.90m)
Double glazed window to front; radiator; built-in storage cupboard.

GARDEN

approx 31' (approx 9.45m)
An attractive rear garden providing a sunny southerly aspect and offering a good degree of seclusion. Mainly laid to lawn with mature shrub borders; decked/tiled patio area; outside tap; timber shed to rear.

PARKING

On street. Residents parking permits required between the hours of 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £50 per vehicle/per annum.

COUNCIL TAX

London Borough of Bromley - Band D



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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.