



homezone

£400,000 Freehold

**11 Gladwell Road
Sundridge Park**

Bromley, BR1 4DA

- END TERRACE PERIOD HOUSE
- QUIET CRESCENT ROAD
- CLOSE TO LOCAL SHOPS
- TWO BEDROOMS
- TWO BATH/SHOWER ROOMS
- 19' LIVING ROOM
- MODERN OPEN PLAN KITCHEN
- PRIVATE REAR GARDEN
- CHAIN FREE SALE
- EPC - BAND D



Homezone Property Services

104 Beckenham Lane, Shortlands, Bromley, BR2 0DW
tel. 020 8464 9952 mail. bromley@homezone.co.uk
web. www.homezone.co.uk





A beautifully presented period end terrace home providing two bedroom/two bathroom accommodation and located within a popular crescent road close to local shops and within easy reach of Bromley town centre.

This delightful property, which is offered for sale chain free, provides bright and spacious rooms throughout comprising:- entrance hallway, large open plan living room with modern fitted and integrated kitchen. Upstairs there are the two bedrooms plus a luxuriously appointed bathroom featuring a period style roll top bath, plus a separate modern shower room.

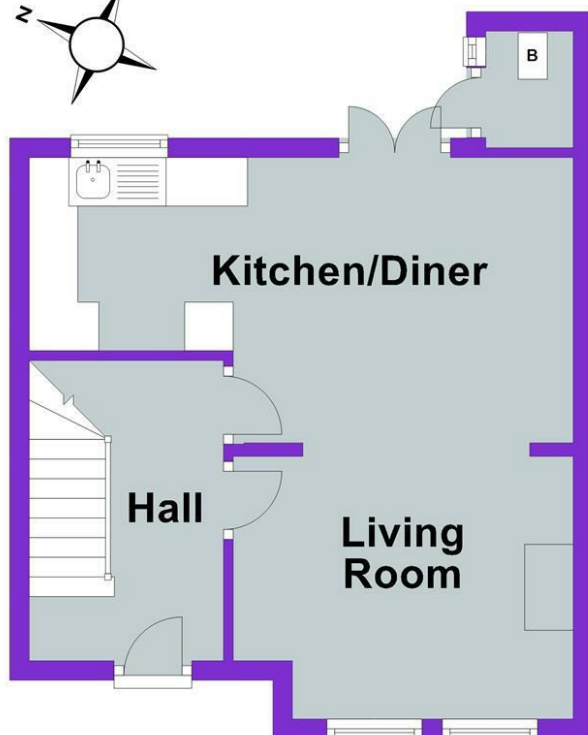
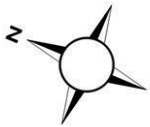
Outside, the rear garden extends to around 25' and is mainly laid to lawn. There are also two useful outside storage areas.

Gladwell Road forms part of a crescent with Hilldrop Road and is conveniently located just off Burnt Ash lane, close to some fantastic local shops plus the Waitrose supermarket. Bromley town centre can be easily reached on foot and nearby stations are situated at Grove Park, Sundridge Park, Bromley North and Bromley South. The property is also close to well regarded local schools including OFSTED Outstanding rated Parish School.



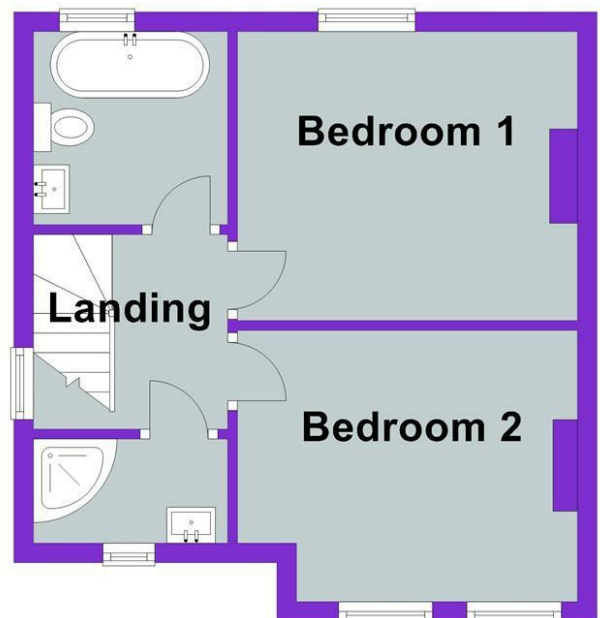
Ground Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 63.2 sq. metres (680.7 sq. feet)

HALLWAY

Engineered wood flooring, stairs to first floor, useful built-in under-stairs storage cupboard.

LIVING ROOM

19'4 x 11'3 (5.89m x 3.43m)

Double glazed windows to front and double glazed French doors leading to rear with fitted plantation shutters, engineered wood flooring, feature cast iron fireplace with stone hearth, two radiators, open plan to:

KITCHEN

6'8 x 6'5 (2.03m x 1.96m)

Double glazed window to rear, fitted with a comprehensive range of modern white gloss wall and base units with granite worktops to three walls, inset ceramic sink unit, stainless steel gas/electric range cooker with extractor hood over, integrated dishwasher, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to side, access to loft via retractable loft ladder (loft boarded and with light).

BEDROOM 1

11'4 x 10' (3.45m x 3.05m)

Double glazed window to rear with fitted plantation shutters, radiator.

BEDROOM 2

11'3 x 9' (3.43m x 2.74m)

Double glazed window to front with fitted plantation shutters, radiator, original cast iron feature fireplace.

BATHROOM

Double glazed window to rear, luxuriously appointed suite comprising period style roll top bath, pedestal wash basin, WC, fully tiled walls and flooring, extractor fan, heated towel rail/period style radiator.

SHOWER ROOM

Double glazed window to front, modern suite comprising fitted corner shower cubicle, fitted wash basin with storage unit under, fully tiled walls and flooring, heated chrome towel rail, extractor fan.

GARDEN

approx 25' (approx 7.62m)

Private rear garden, mainly laid to lawn with paved patio area. Outside storage cupboard housing Vaillant gas combi boiler, outside tap, outside light, brick built storage shed.

PARKING

On street parking, unrestricted.

COUNCIL TAX

London Borough of Bromley - Band C

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.