



43 Beechfield Road  
Widmore Green, Bromley, BR1 3BT  
**£650,000 Freehold EPC: D**

 **Maguire Baylis**





Maguire Baylis are pleased to bring to the market this three bedroom 1930's built semi detached family home which is located in a highly popular and convenient crescent road, close to local shops at Widmore Green and nearby to well regarded schools.

The property, which would benefit from some updating, provides spacious accommodation throughout with a ground floor extension to the rear providing an impressive open plan kitchen/family room. Internally, the accommodation comprises: an enclosed entrance porch; entrance hallway; downstairs WC; two main reception rooms. A full width ground floor extension provides for an extended kitchen which is open plan to the dining/family area. Upstairs there are the three bedrooms - two doubles plus a good size single room, plus a spacious family bathroom.

The property is tucked away in the corner of the road and enjoys a secluded rear garden, which widens to the rear, and backs onto Widmore Green Recreation Ground. There is a single garage to the rear, plus off street parking to front for two cars.

Beechfield Road is a popular residential road just 'yards' from the local facilities in Widmore Green, including The Oak pub. Bickley Station is around 0.6m distance and, for young families, St Georges Church of England Primary School is just 0.1m.

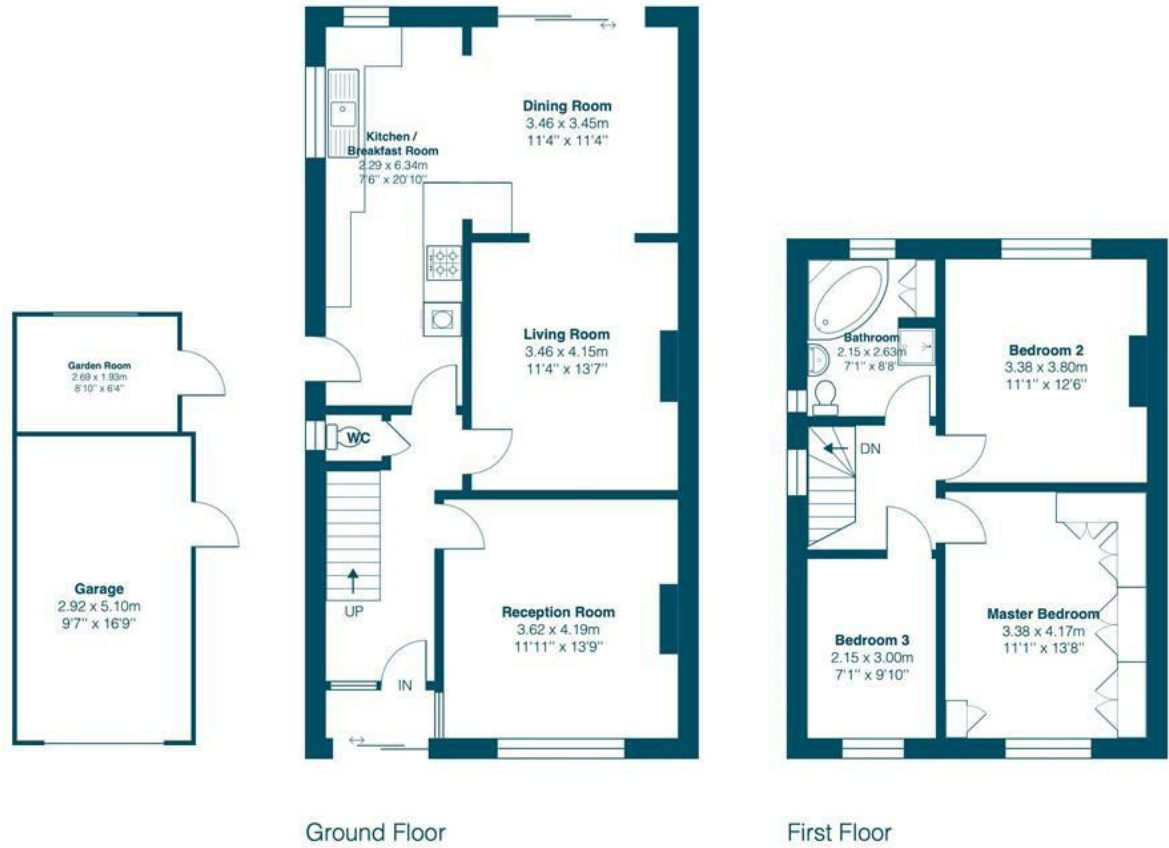
- THREE BED SEMI DETACHED FAMILY HOUSE
- GROUND FLOOR REAR EXTENSION
- THREE RECEPTION AREAS/ROOMS
- LARGE FITTED KITCHEN
- SPACIOUS UPSTAIRS BATHROOM - DOWNSTAIRS WC
- REQUIRING SOME UPDATING - FURTHER POTENTIAL TO EXTEND & IMPROVE
- SECLUDED SOUTH-EAST FACING REAR GARDEN
- GARAGE AT REAR & DRIVEWAY TO FRONT
- SUPER LOCATION - CLOSE TO LOCAL SHOPS & SCHOOLS
- CHAIN FREE SALE. EPC - BAND D





Beechfield Road BR1

Total Area: 116.1 m2 ... 1249 ft2  
(excluding garage & garden room)



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.

### **ENCLOSED PORCH**

Double glazed sliding door to front; porch light.

### **HALLWAY**

Composite front door and double glazed window to front; radiator; dado rails; stairs to first floor.

### **DOWNSTAIRS WC**

Double glazed window to side; WC.

### **FRONT RECEPTION ROOM**

13'8 x 11'10 (4.17m x 3.61m)

Double glazed window to front and side; radiator; stone fireplace and hearth with gas fire.

### **REAR RECEPTION ROOM**

12'4 x 11'1 (3.76m x 3.38m)

Fireplace with wooden surround and electric fire; radiator; open plan to dining room.

### **DINING AREA**

11' x 10' (3.35m x 3.05m)

Sliding doors leading to decked patio and rear garden; radiator; open plan to kitchen.

### **KITCHEN/BREAKFAST ROOM**

20'8 x 6'8 (widening to 8' max) (6.30m x 2.03m (widening to 2.44m max))

Double glazed windows to rear and side; part glazed door to side; fitted with a range of wood trimmed wall and base units with wood effect worktops to three walls and fitted breakfast bar; inset stainless steel sink unit; spaces for appliances; double oven; wall mounted gas boiler.

### **FIRST FLOOR LANDING**

Double glazed window to side; dado rails.

### **BEDROOM 1**

13'7 x 11' (4.14m x 3.35m)

Double glazed window to front; radiator; fitted range of bedroom units/wardrobes.

### **BEDROOM 2**

12'5 x 11' (3.78m x 3.35m)

Double glazed window to rear; radiator; fitted double wardrobe.

### **BEDROOM 3**

9'9 x 7' (2.97m x 2.13m)

Double glazed window to front; fitted desk unit.

### **BATHROOM**

Double glazed window to rear and side; suite comprising panelled corner bath; pedestal wash basin; WC; fitted shower cubicle; built-in airing cupboard; radiator; fully tiled walls. Suspended ceiling with hatch to loft above.

### **GARDEN**

approx 50' (approx 15.24m )

An attractive rear garden with a sunny, south-easterly aspect, widening to the rear and providing a high degree of seclusion and enjoying a leafy outlook backing onto Widmore Recreation Ground. The garden is mainly laid to lawn with a raised decked patio (requiring updating); brick-built shed; greenhouse; outside tap; gate to front.

### **GARAGE/PARKING**

15'6 x 8'10 (4.72m x 2.69m)

Detached single garage to rear, approached via a shared access driveway to the side of the house. The garage provides light and power and has an electric roller shutter door, plus door to garden. The front of the property is paved to allow for off street parking for two vehicles.

### **COUNCIL TAX**

London Borough of Bromley - Band E



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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.