



Lynton, 80c Albemarle Road  
Beckenham, BR3 5HT  
**£1,100,000 Freehold EPC: D**

 **Maguire Baylis**





Maguire Baylis are delighted to offer for sale this impressive four double detached 1950's built family home located within a highly sought after residential road providing great convenience being just a short walk to station and local shops.

This super property also provides fantastic self-contained annexe accommodation, accessed via a private front door to the side, which features a lounge/bedroom along with good size kitchen, shower room and separate WC. This would be ideal for a relative or to generate additional income.

The main property provides well-proportioned accommodation throughout featuring two good size reception rooms - both with feature stone fireplaces - a well-fitted kitchen, four double bedrooms - including a huge master bedroom with equally impressive en-suite bathroom, plus a family bathroom. There is also a ground floor WC.

Outside, the long rear garden extends to around 100' and features numerous mature trees and shrubs, allowing for a high degree of privacy and seclusion. There is a wide frontage with an attractive front garden and driveway allowing for off street parking for several cars.

Albemarle is within a highly regarded and convenient residential area. Nearby stations include Shortlands, Ravensbourne and Beckenham Junction. For recreation, there are plenty of green spaces including Beckenham Place Park which offers country walks and, for the more adventurous, the popular outdoor swimming lake. For families, there are several well-regarded schools close by including Clare House, Valley Primary, plus Bishops Challoner Independent School.

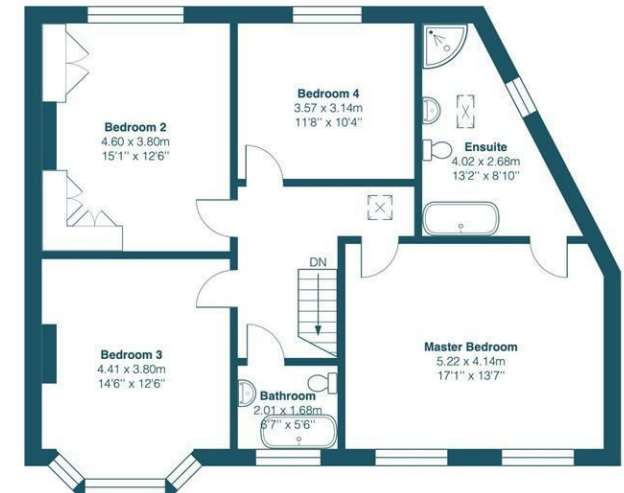
- IMPRESSIVE DETACHED FAMILY HOUSE WITH SELF-CONTAINED ANNEXE
- FOUR DOUBLE BEDROOMS & TWO BATHROOMS IN MAIN PROPERTY
- MASTER BEDROOM WITH LARGE EN SUITE
- TWO WELL-PROPORTIONED RECEPTION ROOMS
- LARGE CONSERVATORY TO REAR
- FITTED KITCHEN \*\* DOWNSTAIRS WC
- SUPER LOCATION - CLOSE TO STATIONS AND WELL REGARDED SCHOOLS
- ANNEXE WITH BED/LOUNGE, LARGE SEPARATE KITCHEN & SHOWER ROOM
- LONG SECLUDED GARDEN \*\* WIDE FRONTAGE WITH PLENTY OF PARKING
- CHAIN FREE SALE \*\* EPC BAND D



 **Maguire Baylis**

Albernarle Road BR3

Total Area: 204.6 m<sup>2</sup>... 2202 ft<sup>2</sup>



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 doors to front.

**ENTRANCE HALLWAY**

17'4 x 6'7 (5.28m x 2.01m)

Original oak front door; solid wood parquet flooring; radiator; understairs storage cupboard.

**DOWNSTAIRS WC**

Fitted wash basin; WC.

**LOUNGE**

15'8 x 12'5 (4.78m x 3.78m)

Double glazed leaded light window to front; solid wood parquet flooring; feature fireplace with stone surround, granite hearth and gas fore; two original circular stained glass windows to side; radiator; wide opening to:

**DINING ROOM**

14'4 x 12'5 (4.37m x 3.78m)

Double glazed French doors leading to conservatory to rear; solid wood parquet flooring; feature fireplace with stone surround, granite hearth and gas fore; two original circular stained glass windows to side; radiator.

**KITCHEN**

18'6 x 10'3 (max overall) (5.64m x 3.12m (max overall))

Double glazed windows to rear and side plus double glazed door to side; range of fitted wall and base units with glass worktops to two walls and matching glass splashbacks; double butler sink unit; tiled flooring; built-in oven and gas hob with extractor hood over.

**CONSERVATORY**

15'10 x 12' (4.83m x 3.66m)

Double glazed conservatory with double doors to rear and side; vinyl flooring.

**FIRST FLOOR LANDING**

A spacious landing; skylight roof window; access to loft space (loft with retractable loft ladder, boarded for storage and with light)

**BEDROOM 1**

17' x 13'6 (5.18m x 4.11m)

Two double glazed leaded light windows to front; radiator; door to:

**EN SUITE BATHROOM**

14'5 x 9 (max) (4.39m x 2.74m (max))

Double window to side plus Velux skylight roof window; fitted with a modern and well appointed suite comprising large bath, separate circular shower cubicle; fitted wash basin; WC; heated towel rail.

**BEDROOM 2**

15'10 x 12'6 (4.83m x 3.81m)

Double glazed bay window to front; range of fitted wardrobes to one wall; further built-in double wardrobe; radiator.

**BEDROOM 3**

13'4 x 10'4 (to wardrobes) (4.06m x 3.15m (to wardrobes))

Double glazed window to rear; range of modern fitted wardrobes to one wall; radiator.

**BEDROOM 4**

11'8 x 10'3 (3.56m x 3.12m)

Double glazed window to rear; radiator.

**FAMILY BATHROOM**

Original leaded light stained glass window to front; suite comprising roll top bath; pedestal wash basin; WC; part tiled walls; heated towel rail.

**ANNEXE ACCOMMODATION:****BED/SITTING ROOM**

17'5 x 8'7 (5.31m x 2.62m)

Double glazed window to front; radiator, fitted double wardrobe.

**KITCHEN**

11'3 x 8'3 (3.43m x 2.51m)

Double glazed window to front; fitted with a good range of wood effect wall and base units with worktop to one wall; inset sink unit; built-in oven and hob with extractor hood over; radiator; part tiled walls.

**SHOWER ROOM**

A modern suite with full width shower cubicle; fitted wash basin; fully tiled; heated towel rail.

**SEPARATE WC****GARDEN**

approx 100' (approx 30.48m )

An attractive rear garden extending to around 100', laid to lawn and surrounded by numerous mature trees and shrubs affording much seclusion. Side acces via gate; outside water tap.

**PARKING**

Driveway to front providing off street parking for around 4 cars.

**COUNCIL TAX**

London Borough of Bromley - Band G



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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.