



230 Burnt Ash Lane
Bromley, London, BR1 5BS
£675,000 Freehold EPC: D

 Maguire Baylis



A stunning 1930's built semi detached house providing extended three/four bedroom family accommodation.

Over recent years the current owners have improved and updated the property to a very high standard, creating a super family home ideal for those wishing to secure a 'turn key' property ready to move straight into and enjoy.

Internally, the accommodation comprises: bright and welcoming entrance hallway; spacious living room with feature fireplace; dining room/family room to the rear which is open plan to the superb fitted kitchen featuring integrated appliances. The study/fourth bedroom plus family shower room/utility are located to the ground floor therefore allowing for flexible accommodation. Upstairs, there are three good size double bedrooms - the master featuring a modern and luxuriously appointed en-suite bathroom.

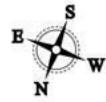
Outside, the garden is a great feature of the property, extending to around 65', offering a high level of seclusion. There is a good size detached garage for storage, plus a large block paved driveway & frontage providing plenty of off street parking for up to seven vehicles.

Located in a popular and convenient residential area being, just a few minutes stroll from a fantastic range of local shops in Burnt Ash Lane, including the Lidl supermarket. There are great transport links with Grove Park station just a 5 minute walk with direct links to London Bridge and Charing Cross stations. Bromley town centre, with The Glades retail centre, is nearby and within easy reach.

Bromley also provides some lovely green spaces and outdoor recreational facilities for residents to enjoy. Nearby to the property are Kings Meadow recreation ground, Elmstead Woods, plus Beckenham Place Park which provides country walks and, for the more adventurous, the popular outdoor swimming lake.



- STUNNING 1930's FAMILY HOME
- THREE DOUBLE BEDROOMS - EN SUITE TO MASTER
- STUDY/BEDROOM 4
- GROUND FLOOR SHOWER ROOM
- LARGE OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- DOUBLE GLAZED CONSERVATORY
- ATTRACTIVE SECLUDED GARDEN
- GARAGE + LARGE DRIVE FOR UP TO SEVEN VEHICLES
- CLOSE TO GROVE PARK - DIRECT LINKS TO LONDON BRIDGE/CHARING CROSS
- EPC - BAND D



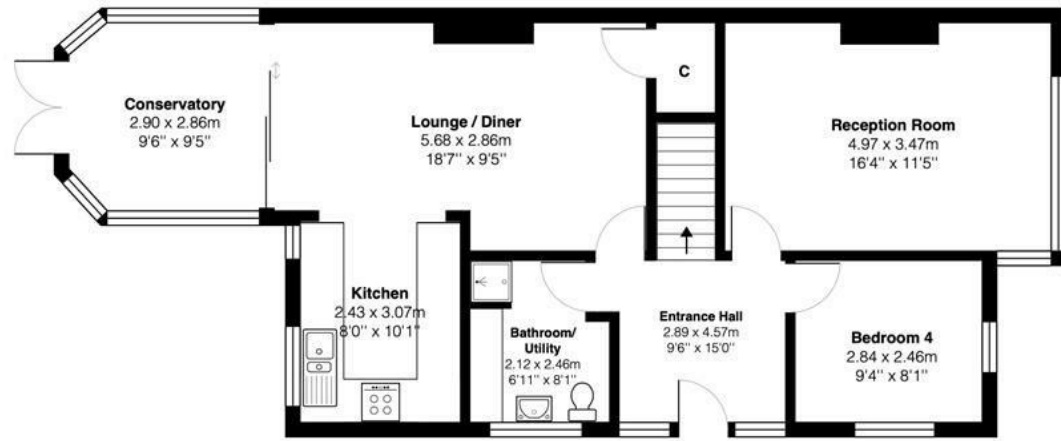
Burnt Ash Lane

Total Area: 147.2 m² ... 1584 ft²

All measurements are approximate and for display purposes only



First Floor



Ground Floor

ENTRANCE HALL

8'3 x 8' (2.51m x 2.44m)

Part glazed front door to side plus double glazed widows to side; wood effect flooring; radiator; stairs to top floor.

LOUNGE

16'3 x 11'4 (4.95m x 3.45m)

Almost full width double glazed window to front; feature cast iron fireplace with wooden mantle; coved ceiling; radiator.

BEDROOM 4/STUDY

9'4 x 8' (2.84m x 2.44m)

Double glazed windows to front and side; wood effect flooring; radiator.

SHOWER ROOM/UTILITY

8' x 7' (2.44m x 2.13m)

Double glazed window to side; modern and well appointed suite comprising built-in shower cubicle with rain shower head plus separate shower hose; fitted wash basin/vanity storage; WC; fitted worktop with space under for washing machine and tumble dryer; vinyl flooring; radiator.

DINING/LIVING AREA

18'8 x 11'5 (max) (5.69m x 3.48m (max))

Open plan to kitchen plus with sliding doors leading to the conservatory at the rear. Wood effect flooring; two radiators; built-in understairs storage cupboard with light.

KITCHEN AREA

9'8 x 8' (2.95m x 2.44m)

Two double glazed windows to rear; fitted with a comprehensive range of modern white wall and base units with worktops to three walls; range of integrated appliances comprising fridge, freezer, dishwasher, Bosch oven & hob, extractor hood; cupboard housing Worcester Bosch gas combi boiler; wood effect flooring.

CONSERVATORY

9'8 x 9'2 (2.95m x 2.79m)

Double glazed windows to three sides with doors to the rear, steps down to garden. Wood effect flooring.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

16'7 x 12'4 (5.05m x 3.76m)

Double glazed bay window to front; radiator; door opening to dressing area with fitted wardrobes to remain.

EN SUITE BATHROOM

A luxuriously appointed bathroom comprising - double glazed window to side plus feature 'porthole' window to front; suite comprising bath with built-in shower over with rain shower head, plus separate shower hose; fitted wash basin/vanity storage; WC; part tiled walls; vinyl flooring; radiator.

BEDROOM 2

17' x 8'8 (max) (5.18m x 2.64m (max))

Double glazed window to side; radiator.

BEDROOM 3

12'3 x 10'10 (3.73m x 3.30m)

Double glazed window to rear; radiator; deep built-in storage cupboards/wardrobes to one wall.

GARDEN

65' max (19.81m max)

An attractive and well maintained garden providing a high level of seclusion; main area of lawn, raised beds, plus large patio areas - ideal for outdoor entertaining.

GARAGE/PARKING

18'8 x 9'6 (5.69m x 2.90m)

A detached single garage with up and over door to front; door to side leading to garden; light and power. Block paved driveway & frontage providing space for seven 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.