



52 Mooreland Road  
Bromley, BR1 3RD  
**£495,000 Freehold EPC: E**

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this absolutely charming two bedroom/two bathroom Victorian end-terrace cottage - located in a highly popular and convenient road just a short walk to Bromley town centre.

This super property, which is beautifully presented throughout, provides charm and character in abundance and comprises a lovely lounge with feature period style fireplace, spacious dining room open plan to a modern fitted kitchen with built-in oven and hob. Also downstairs is a luxuriously appointed ground floor shower room/wc.

Upstairs, there are two double bedrooms - the master to the rear featuring built-in storage and leading to a well appointed en-suite bathroom. Outside, the rear garden is a particular feature, mature planting and attractive landscaping provides a delightfully tranquil setting with an exceptionally high degree of seclusion.

Unchanged for well over 100 years, Mooreland Road is a popular, quiet no-through-road lined with similar period homes. It provides easy access by foot to both Bromley town centre with its vast array of facilities, including The Glades retail centre. also nearby, attractive Sundridge Park village provides a useful range of independent shops and convenience stores.



- CHARMING END TERRACE COTTAGE
- TWO DOUBLE BEDROOMS/TWO BATHROOMS
- DELIGHTFUL LOUNGE WITH FEATURE FIREPLACE
- SEPARATE DINING ROOM
- MODERN FITTED KITCHEN
- DELIGHTFUL REAR GARDEN
- POPULAR NO-THROUGH ROAD
- EASY REACH TOWN CENTRE & TRANSPORT LINKS
- EPC - BAND E



Mooreland Road BR1

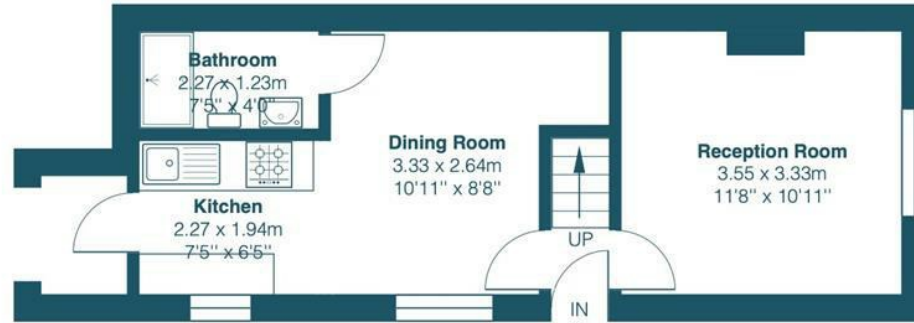


Total Area: 63.0 m<sup>2</sup>... 678 ft<sup>2</sup>

 Maguire Baylis



First Floor



Ground 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.

## LOBBY/HALLWAY

Part glazed front door to side; stairs to first floor; doors to both reception rooms; stained original floor boards.

## LOUNGE

11'7 x 11' (3.53m x 3.35m)

Multi-paned sash window to front; period style feature fireplace with gas fire; radiator; stained original floor boards; low level storage cupboard housing electrics.

## DINING ROOM

11' x 8'5 (plus understairs recess) (3.35m x 2.57m (plus understairs recess))

Double glazed casement window to side; radiator; stained original floor boards; useful understairs recess with shelving. Open to kitchen. Door to shower/wc.

## KITCHEN

8'7 x 6' (2.62m x 1.83m)

Glazed door to rear; high level window to side; fitted with a range of modern white wall and base units with white worktops to two walls; inset stainless steel sink unit; stainless steel gas hob; electric oven; integrated fridge; space and plumbing for washing machine.

## SHOWER ROOM/WC

A luxuriously appointed suite comprising full width walk-in shower cubicle and electric shower; fitted wash basin; WC; heated towel rail; extractor fan; limestone tiled flooring and part tiled walls.

## COVERED REAR PORCH

Useful covered porch to rear providing access to the garden; quarry tiled floor; fitted shelf; outside water tap.

## FIRST FLOOR

## BEDROOM 1

11' x 9'2 (3.35m x 2.79m)

Sash window to rear; radiator; built-in storage cupboard; picture rails.

## EN SUITE BATHROOM

Sash window to rear; a modern and well appointed suite comprising panelled bath with mixer tap/shower hose; pedestal wash basin; WC; heated towel rail; part tiled walls; built-in airing cupboard housing hot water tank.

## BEDROOM 2

11'7 x 11' (3.53m x 3.35m)

Multi paned sash window to front; radiator; fitted base storage unit within recess.

## GARDEN

approx 35' (approx 10.67m)

The delightful rear garden is a particular feature of the property, well stocked with an abundance of mature trees and shrubs and offering an exceptionally rare level of seclusion. Attractive hard landscaping provides a paved patio and pathways, plus gravelled seating area. Outside power; timber garden shed; 3 bay bin store.

## PARKING

On street - residents parking permits required between the hours of 12 - 2pm. These can be obtained at a cost of £50 per vehicle/per year.

## COUNCIL TAX

London Borough of Bromley - Band C



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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.