



10 Brooklyn Road

Bromley, BR2 9SD

£675,000 Freehold EPC: D

 **Maguire Baylis**



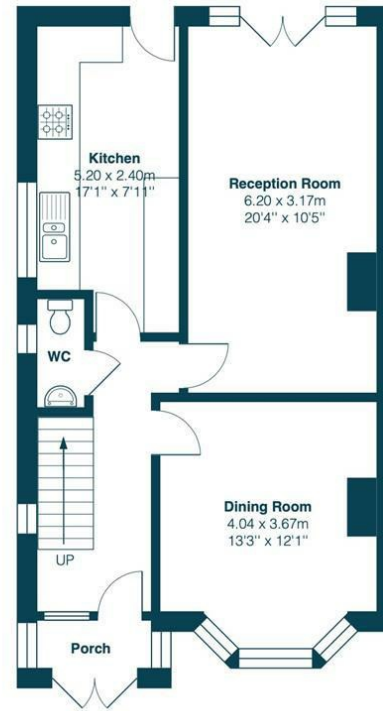
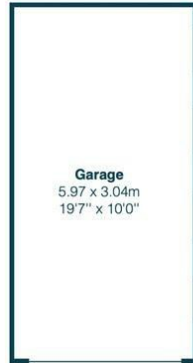
Guide Price: £675,000 - £700,000. Maguire Baylis are pleased to present to the market this super 1930's semi-detached home which provides well presented three bedroom/two reception room accommodation. Located within the ever popular 'Chatterton Village' area, and forming part of a quiet cul-de-sac setting.

The property provides bright and spacious accommodation, with a full-width ground floor extension to the rear. Internally, the property comprises: enclosed entrance porch leading to a welcoming hallway; a bay fronted living room to the front with feature fireplace; the rear reception room with French doors to the rear and feature fireplace; extended 17' fitted kitchen; there is also a useful downstairs WC. Upstairs, via a spacious landing, are the three bedrooms - two doubles and a single - and all with fitted wardrobes. There is the modern bathroom benefiting from a bath with built-in shower over.

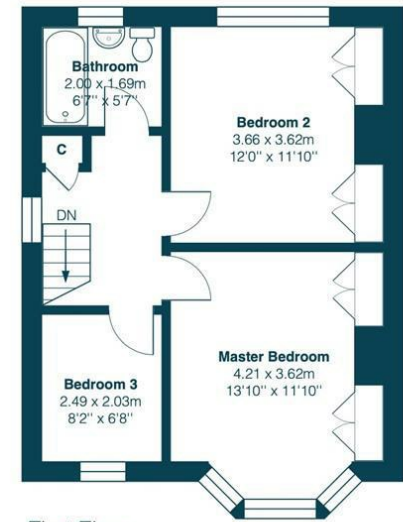
Outside, the attractive rear garden enjoys a sunny south-easterly aspect and a good level of seclusion. It is mainly laid to lawn and also features a garden shed and summer house. There is also a detached garage to the side, whilst the front is paved to provide off street parking for two cars.

The property is well located for transport links with Bromley South Station is just over a mile away providing direct links to central London. For families, there are several excellent primary and secondary schools within close proximity including Raglan, St Georges, The Ravensbourne and Buller's Wood. Just a stones throw away, Chatterton Village provides a fantastic array of shops and local facilities.

- 1930's BUILT SEMI DETACHED FAMILY HOUSE
- THREE BEDROOMS - ALL WITH FITTED WARDROBES
- FULL WIDTH GROUND FLOOR EXTENSION
- TWO GOOD SIZE RECEPTION ROOMS
- 17' FITTED KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM UPSTAIRS PLUS DOWNSTAIRS WC
- QUIET CUL DE SAC SETTING - CLOSE TO CHATTERTON VILLAGE
- DELIGHTFUL SOUTHERLY ASPECT GARDEN
- DETACHED GARAGE ** OFF STREET PARKING TO FRONT
- CHAIN FREE SALE ** EPC - BAND D



Brooklyn Road BR2
Total Area: 104.2 m²... 1121ft²



First Floor

Out Building

Ground Floor

 Maguire Baylis

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.

ENTRANCE PORCH

Enclosed entrance porch with double glazed doors to front and double windows to front and side; light.

HALLWAY

Part glazed front door and window to front; radiator; built-in understairs storage cupboard; stairs to first floor.

DOWNSTAIRS WC

Double glazed window to side; WC; fitted wash basin; radiator.

LOUNGE

13'2 x 12' (4.01m x 3.66m)

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

REAR RECEPTION ROOM

20'6 x 10'5 (6.25m x 3.18m)

Almost full width double glazed French doors and windows to rear; stone fireplace and hearth with gas fire; radiator.

KITCHEN

17'2 x 7'10 (5.23m x 2.39m)

Double glazed windows to side and rear; double glazed door to rear; fitted with a range of white wall and base units with worktops to two walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; washing machine, dishwasher, fridge & freezer to remain.

FIRST FLOOR LANDING

Double glazed window to side; built-in airing cupboard housing hot water cylinder; access to loft (loft with retractable loft ladder, light and part boarded for storage).

BEDROOM 1

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

Double glazed bay window to front; radiator; two built-in double wardrobes.

BEDROOM 2

12' x 11'10 (max into wardrobes) (3.66m x 3.61m (max into wardrobes))

Double glazed window to rear; fitted wardrobes within recesses; radiator.

BEDROOM 3

8'2 x 6'8 (2.49m x 2.03m)

Double glazed window to front; fitted wardrobes; radiator.

BATHROOM

Double glazed window to rear; suite comprising paneled bath with built-in shower over; pedestal wash basin; WC; fully tiled walls; wood effect flooring; radiator.

GARDEN

approx 55' (approx 16.76m)

An attractive garden providing a level of seclusion and tranquility, with a sunny southerly aspect. Mainly laid to lawn with shrub borders and surrounding mature trees; side access via driveway and gate; timber shed and summer house both with light and power.

GARAGE

16' x 8' (4.88m x 2.44m)

With up and over door to front; light and power.

DRIVEWAY

Paved frontage providing off street parking for two cars.

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.