



45 Avondale Road
Bromley, BR1 4HS
£795,000 Freehold EPC: D

 **Maguire Baylis**



Maguire Baylis are pleased to present to the market this impressive four bedroom 1920's built semi-detached family home, located within a popular residential road and benefiting from a delightful south facing garden extending to over 100'.

This lovely property, which has been enjoyed by the current owners for 18 years, provides well-proportioned accommodation throughout comprising: an enclosed entrance porchway leading to a welcoming 17' reception hallway; there are two reception rooms - the lounge with French doors accessing the garden. The 16' fitted kitchen completes the ground floor accommodation.

Upstairs, via a spacious landing, there are the four bedrooms - three doubles plus a good sized single room. The family bathroom provides a modern suite featuring bath plus separate shower cubicle. There is also a separate WC. Outside, the rear garden is a particular feature, mainly laid to lawn and providing a high degree of seclusion with mature trees and shrubs as an attractive backdrop. The property is set on a wide plot with a large garage to the side plus useful yard area. There is also an outside WC.

Avondale Road is well located for a number of stations which includes Bromley North, Sundridge Park, Ravensbourne & Shortlands offering access into central London. Bromley town centre is also within easy reach featuring an array of shop, bars, restaurants and leisure amenities.

Bromley and the surrounding areas have a number of well-regarded schools including Braeside Preparatory School, Bullers Wood, Bromley High Schools, plus nearby Parish Primary School. Leisure and recreational facilities include Sundridge Park Golf course, Bromley Cricket Club and Sundridge Park Tennis and Squash club along with various open park spaces including Beckenham Place Park.

- IMPRESSIVE 1920's BUILT SEMI DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- 17' RECEPTION HALLWAY
- LIVING ROOM WITH FRENCH DOORS TO GARDEN
- LARGE DINING ROOM WITH FEATURE FIREPLACE
- 16' FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM & SEPARATE WC
- LOVELY 100' SOUTH FACING GARDEN
- GARAGE TO SIDE & OFF STREET PARKING
- PLENTY OF SCOPE TO EXTEND (stp) ** EPC BAND - D

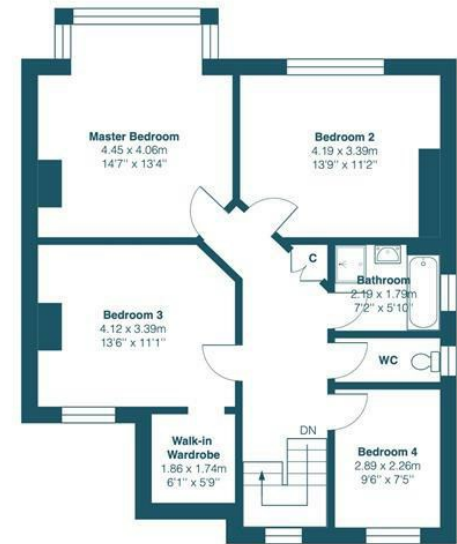




Avondale Road BR1

Total Area: 172.8 m²... 1860 ft²

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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

5'8 x 5'7 (1.73m x 1.70m)

A spacious entrance porch featuring a part double glazed door to front and double glazed window to side; original mosaic tiled flooring. Original part glazed front door to:

RECEPTION HALLWAY

16'10 x 8' (5.13m x 2.44m)

A spacious and welcoming entrance hallway featuring double glazed window to front; oak strip flooring; recessed fireplace; radiator; stairs to first floor.

LOUNGE

14' x 13'6 (4.27m x 4.11m)

Double glazed French doors to rear leading to garden; oak strip flooring; two radiators.

DINING ROOM

17' (into bay) x 13'4 (5.18m (into bay) x 4.06m)

Double glazed bay window to rear with fitted shutters; oak strip flooring; original painted fireplace and hearth; radiator.

KITCHEN

15'10 x 10'2 (4.83m x 3.10m)

Double glazed windows to side and front; glazed door to side; fitted wood effect wall and base units with worktops to three walls; radiator; fully tiled walls; original mosaic tiled flooring; built-in storage cupboard housing gas boiler; further built-in understairs storage cupboard.

FIRST FLOOR LANDING

A spacious landing with large double glazed window to front; built-in airing cupboard housing hot water tank; access to loft via loft ladder (loft with light and part boarded for storage).

BEDROOM 1

14' x 13'3 (4.27m x 4.04m)

Double glazed bay window to rear; feature cast iron fireplace with granite hearth; fitted double wardrobe with sliding doors; original base storage unit.

BEDROOM 2

13'9 x 11' (4.19m x 3.35m)

Double glazed window to rear; original feature fireplace; radiator.

BEDROOM 3

13'5 x 11'1 (4.09m x 3.38m)

Double glazed window to front; radiator.

WALK-IN STORAGE/WARDOBE

6'1 x 5'9 (1.85m x 1.75m)

Radiator,

BEDROOM 4

9'5 x 7'5 (2.87m x 2.26m)

Double glazed window to front; radiator.

BATHROOM

Double glazed window to side; fitted with a well appointed suite comprising panelled bath with mixer tap; separate shower cubicle; fitted wash basin with storage under; fully tiled walls and flooring; extractor fan.

SEPARATE WC

Double glazed window to side; WC; fully tiled walls; and flooring; radiator.

GARDEN

105' (32.00m)

The large south-facing rear garden is a particular feature, mainly laid to lawn with a full width patio area by the house - ideal for entertaining - plus a further patio to the rear. Surrounded with mature trees and shrubs. Timber shed to rear. Useful yard area in front of garage with gate to front. Outside WC.

GARAGE/PARKING

13'4 x 16'8 (max overall) (4.06m x 5.08m (max overall))

Up and over door to front; door to rear; double glazed window to rear; water tap; light and power. Driveway to front providing off street parking. Further parking available on street, no restrictions.

COUNCIL TAX

London Borough of Bromley - Band F



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.