



7 Madison Gardens

Durham Road, Bromley, BR2 0SJ

£1,850 Per Month EPC: C

 Maguire Baylis



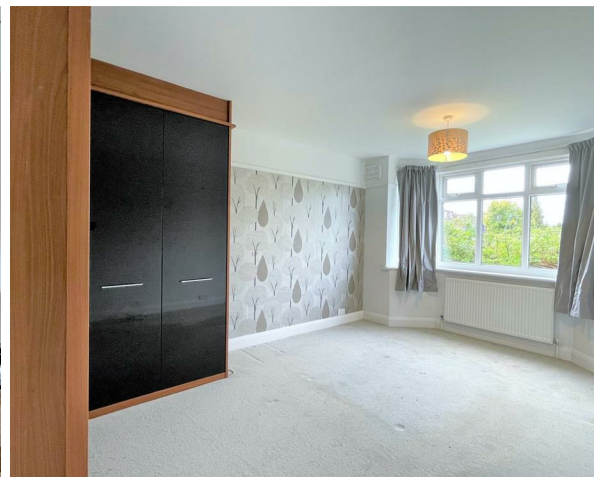
An impressively spacious ground floor maisonette forming part of a delightful and secluded cul-de-sac setting just off Durham Road and within walking distance of Bromley South station.

The property, which is accessed via a private front entrance porch, provides spacious three double bedroom accommodation which is well proportioned throughout and comprises: the three double bedrooms - the master extends to around 16' and provides a range of modern fitted wardrobes. The bay fronted lounge overlooks the front of the property into the close; the kitchen provides a great range of fitted units plus integrated appliances; there is also a modern bathroom with shower fittings over the bath, plus a separate WC.

Outside, there are mature communal grounds mainly lawned and surrounded by numerous mature trees providing a delightful setting. Residents can also park in the close.

Madison Gardens is within a popular and convenient residential area with a several highly rated local schools nearby including Highfield Primary. Bromley South station and surrounding High Street facilities are just a third of a mile away.

Available mid of August and offered unfurnished.



- GROUND FLOOR MAISONETTE
- THREE BEDROOMS
- GOOD SIZE LOUNGE
- FITTED KITCHEN WITH BUILT-IN APPLANCES
- BATHROOM & SEPARATE WC
- SUPER CUL DE SAC LOCATION
- CLOSE TO BROMLEY SOUTH STATION
- CATCHMENT FOR GREAT LOCAL SCHOOLS
- AVAILABLE END AUGUST
- EPC - BAND C



Ground Floor

Approx. 73.5 sq. metres (790.6 sq. feet)



Total area: approx. 73.5 sq. metres (790.6 sq. feet)

ENCLOSED PORCH

Part glazed front door; fitted coat hooks and shelving; part glazed door to:

ENTRANCE HALLWAY

Two built-in storage cupboards; radiators; picture rails.

LOUNGE

15'4 x 11'11 (4.67m x 3.63m)

Double glazed bay window to front; radiator; picture rails.

KITCHEN

9'7 x 7'4 (2.92m x 2.24m)

Double glazed window to rear and part glazed door to side; fitted with a good range of cream Shaker style wall and base units with wood effect worktops to three walls; inset stainless steel sink; stainless steel gas hob with extractor hood; electric oven; integrated fridge, freezer and dishwasher; wood effect flooring; part tiled walls.

BEDROOM 1

15'8 x 10'10 (4.78m x 3.30m)

Double glazed bay window to rear; radiator; modern fitted wardrobes.

BEDROOM 2

11' x 8' (3.35m x 2.44m)

Double glazed window to rear; radiator; picture rails.

BEDROOM 3

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

Double glazed window to front; radiator; picture rails.

BATHROOM

Double glazed window to side; suite comprising bath with mixer tap/shower attachment and glass shower screen; fitted wash basin/vanity storage unit; fully tiled walls; tiled flooring; heated towel rail; extractor fan.

SEPARATE WC

Double glazed window to side; WC suite; part tiled walls; wood effect flooring.

COMMUNAL GARDENS

Communal grounds within the close and surrounding the property, mainly laid to lawn with mature tree/shrub borders.

PARKING

Residents parking within the close, not allocated. Further parking available in Durham Road.

COUNCIL TAX

London Borough of Bromley - Band D



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.