



96 Murray Avenue

Bromley, BR1 3DL

**£850,000 Freehold EPC: D**

 **Maguire Baylis**





Maguire Baylis are delighted to offer for sale this impressive four bedroom/three reception room 1930's built semi-detached family house.

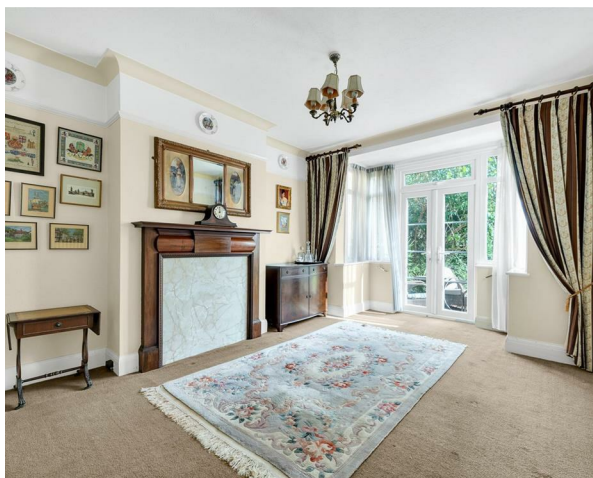
The property is located on the ever popular Palace Estate, being highly convenient for Bromley South station (with fast trains to London Victoria), and within a short walk to all the amenities Bromley town centre provides, including The Glades retail centre.

Offered for sale on a chain free basis, this super home comes to the market for the first time in almost 50 years. Whilst it has been maintained to a good standard, it also offers the potential for a new owner to improve and adapt to suit their individual requirements.

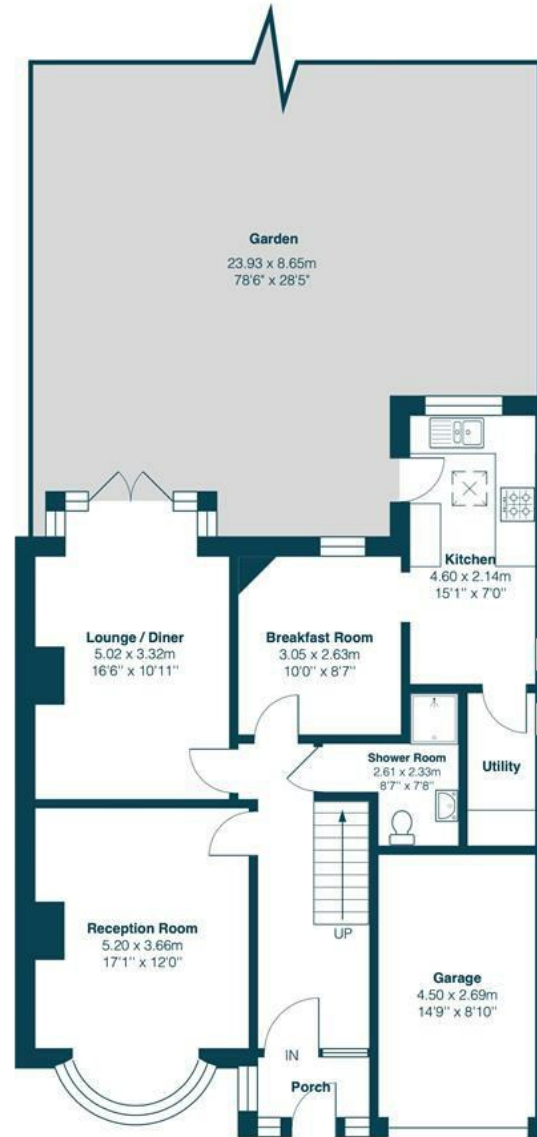
Internally, the property provides four generously proportioned bedrooms along with a family bathroom upstairs and separate WC. There is also a useful ground floor wet room/WC. The two principle reception rooms feature fireplaces, plus there is a separate breakfast room, leading to a fitted kitchen with useful utility room. Outside, the secluded rear garden extends to around 60' and is surrounded by mature trees and shrubs. To the front, a drive provides off street parking and leads to an integral single garage.

For families, there are some excellent schools nearby including Scotts Park Primary, Bickley Primary, La Fontaine, plus the Bullers Secondary Schools.

- 1930's SEMI DETACHED FAMILY HOUSE
- FOUR GOOD SIZE BEDROOMS
- GOOD SIZE LOUNGE & SEPARATE DINING ROOM
- FITTED KITCHEN & SEPARATE BREAKFAST ROOM
- UPSTAIRS FAMILY BATHROOM & SEPARATE WC
- DOWNSTAIRS WET ROOM/WC
- SECLUDED 60' REAR GARDEN
- INTEGRAL GARAGE & DRIVEWAY TO FRONT
- GREAT LOCATION - EASY WALK TO BROMLEY SOUTH STATION & HIGH STREET
- EXCELLENT SCHOOLS NEARBY \*\* EPC BAND D







Ground Floor



First Floor



Murray Avenue BR1

Total Area: 159.1 m<sup>2</sup>... 1712 ft<sup>2</sup>

 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 glazed front door; windows to side and front.

### **HALLWAY**

Original part stained glass front door and window to front; built-in understairs storage cupboard; dado rails; radiator.

### **LOUNGE**

16'6 x 12'4 (5.03m x 3.76m)

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

### **DINING ROOM**

16'6 x 10'10 (5.03m x 3.30m)

Double glazed French doors to rear within bay; picture rails; radiator; fireplace.

### **DOWNSTAIRS SHOWER/WC**

Wet room with tiled walls and floor; built-in shower with rain-shower head; concealed cistern WC; heated towel rail; extractor fan.

### **BREAKFAST ROOM**

10' x 8'8 (3.05m x 2.64m)

Double glazed window to rear; original feature fireplace; radiator; door opening to:

### **KITCHEN**

15'1 x 7' (4.60m x 2.13m)

Double glazed window to rear and part glazed door to side; skylight roof window; fitted with a range of Shaker style wall and base units with worktops to three walls; inset stainless steel sink unit; fitted gas hob with extractor hood over; built-in oven & microwave; door to:

### **UTILITY ROOM**

8'7 x 4'1 (2.62m x 1.24m)

Window to side; space & plumbing for washing machine/dryer; fitted wall units.

### **FIRST FLOOR LANDING**

Feature stained glass arched window to side; fitted bookshelves; access to loft space; radiator.

### **BEDROOM 1**

17' x 12' (max) (5.18m x 3.66m (max))

Double glazed bay window to front; fitted wardrobes; radiator; fitted sink unit.

### **BEDROOM 2**

16'6 x 9'10 (5.03m x 3.00m)

Two double glazed windows to rear; fitted cupboard housing Vaillant gas boiler; radiator; picture rails.

### **BEDROOM 3**

13'6 x 10'10 (4.11m x 3.30m)

Double glazed window to rear; fitted wardrobes; radiator.

### **BEDROOM 4**

12'8 x 8'6 (3.86m x 2.59m)

Double glazed window to front; fitted double wardrobe; radiator.

### **BATHROOM**

Double glazed window to front; modern suite comprising panelled bath with built-in shower over and recessed tap; fitted wash basin with storage under; heated towel rail.

### **SEPARATE WC**

WC suite

### **GARDEN**

approx 60' (approx 18.29m)

An attractive rear garden surrounded with mature trees and shrubs affording much seclusion. Patio area; side access via gate; outside tap.

### **GARAGE & PARKING**

Integral single garage; driveway to front providing off street parking.

### **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.