



48 Beadon Road
Bromley, BR2 9AT

£775,000 Freehold EPC: D

 **Maguire Baylis**



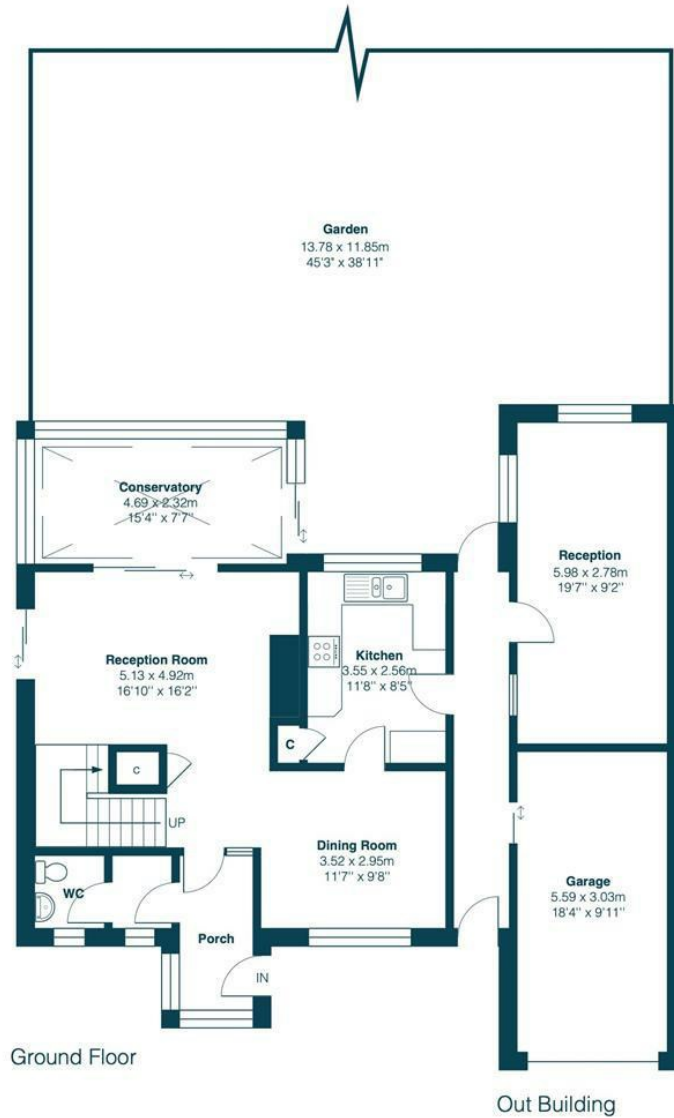
GUIDE PRICE: £775,000 - £800,000. An impressive detached family house providing three bedrooms, forming part of a highly sought after no-through road, just a short walk from Bromley South station and surrounding High Street amenities.

The property provides bright and spacious accommodation which comprises: a welcoming entrance hallway; large open plan lounge & dining room featuring herringbone parquet flooring and feature fireplace; fitted kitchen; double glazed conservatory and downstairs WC. Upstairs, via a spacious landing, are the three bedrooms - all featuring built-in wardrobes plus full air-conditioning. There is also the modern and luxuriously appointed family bathroom.

The property also benefits from a spacious, and useful, home office/additional reception room which is accessed via a covered walk way to the side.

Outside, the property enjoys a delightful south facing garden which provides complete seclusion. To the front, there is a block paved driveway leading to a large single garage.

- DETACHED FAMILY HOUSE
- THREE GOOD SIZE AIR CONDITIONED BEDROOMS
- LARGE OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN WITH OVEN & HOB
- HOME OFFICE / RECEPTION ROOM
- LUXURIOUSLY APPOINTED FAMILY BATHROOM
- GOOD SIZE GARAGE & DRIVEWAY TO FRONT
- DELIGHTFUL SECLUDED REAR GARDEN
- HIGHLY SOUGHT AFTER & CONVENIENT ROAD
- EASY REACH BROMLEY SOUTH & HIGH STREET



Beadon Road BR2

Internal Gross Area: 114.6 m²... 1233 ft²
 Out Building: 32.5 m²... 350 ft²
 Total Area: 156.2 m²..... 1681 ft²



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.

COVERED FRONT PORCH

Outside light.

ENTRANCE HALLWAY

9'4 x 4'5 (2.84m x 1.35m)

Double glazed windows to front and side; radiator; doors to living room and lobby.

LOBBY

Double glazed window to front; coats storage; door to WC

DOWNSTAIRS WC

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

LOUNGE

16' x 11' (4.88m x 3.35m)

Double glazed sliding doors to rear and side; marble fireplace with gas fire; radiator; original parquet herringbone flooring. Open plan to:

DINING AREA

16'2 (narrowing to 11'6) x 9'8 (4.93m (narrowing to 3.51m) x 2.95m)

Double glazed window to front; parquet herringbone flooring; radiator; door to kitchen.

CONSERVATORY

15'4 x 7'9 (4.67m x 2.36m)

Double glazed windows to three sides; sliding doors to side; radiator.

KITCHEN

11'7 x 8'4 (3.53m x 2.54m)

Double glazed window to rear; door to side; fitted with a range of wooden wall and base units with worktops to three walls with inset sink unit; fitted electric hob, double oven; built-in larder cupboard; vinyl flooring; radiator.

LANDING

Large double glazed window to side; built-in storage cupboard and separate built-in cupboard housing gas combi boiler.

BEDROOM 1

15'8 x 10'6 (overall) (4.78m x 3.20m (overall))

Double glazed window to rear; built-in double wardrobe; radiator; air-conditioning unit.

BEDROOM 2

11'5 x 11' (3.48m x 3.35m)

Double glazed windows to front and side; built-in double wardrobe; air conditioning unit.

BEDROOM 3

10'7 x 7' (plus door recess) (3.23m x 2.13m (plus door recess))

Double glazed window to rear; built-in wardrobe; radiator; air conditioning unit.

BATHROOM

A modern and luxuriously appointed suite comprising panelled bath with wall mounted taps and shower over plus folding glass shower screen; fitted wash basin with vanity storage under; concealed cistern WC; fully tiled walls and flooring; heated towel rail; extractor fan; double glazed window to front; electric underfloor heating.

ENCLOSED LEAN TO

23' (7.01m)

Doors to front and rear; access to garage and office/games room.

HOME OFFICE/RECEPTION ROOM

19'6 x 9'1 (5.94m x 2.77m)

Double glazed windows to rear and side; two radiators; fitted worktop to rear with inset sink unit and integrated dishwasher.

GARAGE/PARKING

18'4 x 9'10 (5.59m x 3.00m)

Up & over door to front; light and power; plumbing for washing machine; door to side; fitted wall shelving. Driveway to front for off street parking.

GARDEN

45' x 41' (13.72m x 12.50m)

A delightful rear garden providing complete seclusion and a sunny south easterly aspect; mainly laid to lawn and surrounded with mature hedging; paved patio area; outside tap.

AGENTS NOTES

It is also worth noting that there is planning permission in place to extend to front of the property, along with side alterations, in order to provide additional accommodation. Planning reference: 23/04214/FULL6

The air conditioning units in the three bedrooms were installed in August 2023 and come with a 5 year warranty.

COUNCIL TAX

London Borough of Bromley - Band F



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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.