



52 Fairfield Road

Bromley, BR1 3QW

£325,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £325,000 – £350,000.

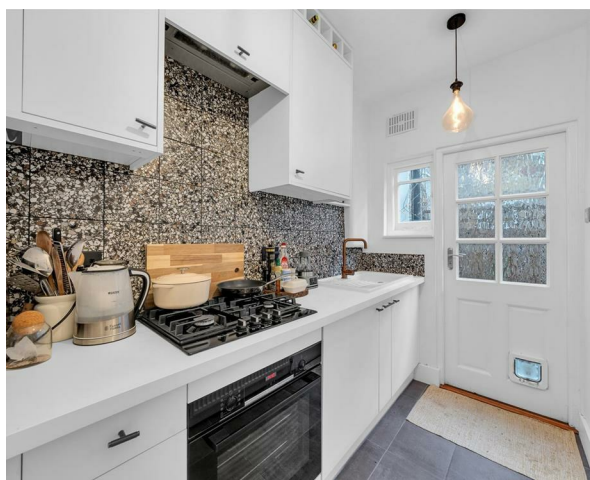
Maguire Baylis are delighted to offer to the market this beautifully appointed one bed/two reception room Victorian ground floor garden maisonette located within an attractive residential road, conveniently located within an easy walk of Bromley town centre, Bromley North station, plus Sundridge Park village.

The property provides super accommodation with high ceilings adding to a general feeling of space, comprising: own front door leading to entrance hallway; bay fronted double bedroom; spacious living room; stylishly fitted kitchen with integrated appliances and leading to spacious diner. The modern shower room features a walk-in wet shower area and features a well appointed suite.

Outside, the attractive private rear garden provides low maintenance and is a lovely space to enjoy outdoor entertaining.

Conveniently located, nearby facilities include local shops, with both a Co-op and Tesco Express close by. There are also a number of further shops and amenities close by in Sundridge Park and Bromley town centre, with The Glades retail centre, all within easy reach by foot. Nearby transport links include: Bromley South (17mins fast train to Victoria & Thameslink), plus Grove Park station with direct links to London Bridge.

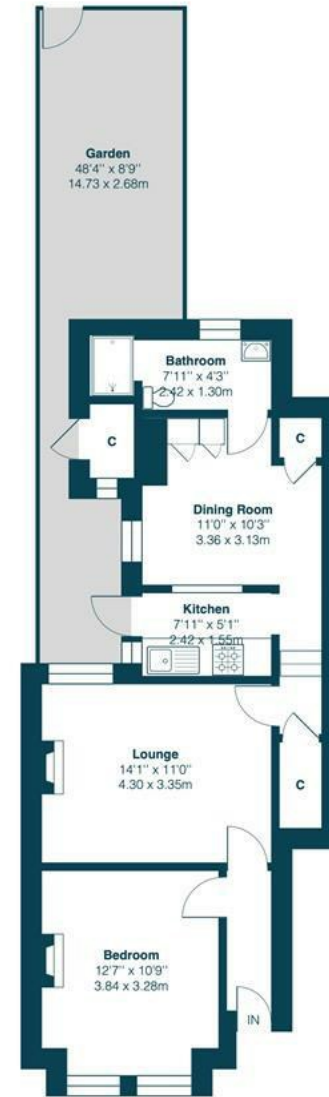
- SUPER GROUND FLOOR GARDEN MAISONETTE
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM WITH FEATURE PERIOD FIREPLACE
- STYLISHLY APPOINTED KITCHEN
- SPACIOUS DINING AREA ADJACENT TO KITCHEN
- WELL APPOINTED SHOWER ROOM
- PRIVATE LOW MAINTENANCE GARDEN
- GREAT LOCATION – CLOSE TO TOWN CENTRE & LOCAL SHOPS
- DOUBLE GLAZED SASH WINDOWS
- BEAUTIFULLY APPOINTED THROUGHOUT





Fairfield Road BR1

Approximate Gross Internal Area = 585 sq ft / 54.3 sq m



 Maguire Baylis

Ground Floor

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.
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ENTRANCE PORCH

Original recessed front entrance porch.

ENTRANCE HALL

Part glazed front door; wood flooring; radiator.

LOUNGE

14' x 11' (4.27m x 3.35m)

Double glazed sash window to rear; wood flooring; feature cast iron period fireplace; radiator; fitted shelving within recess.

LOBBY

Deep built-in understairs storage cupboard with light; wood flooring.

KITCHEN AREA

8' x 5' (2.44m x 1.52m)

Fitted with a range of stylishly appointed white wall and base units with white worktop to one wall; inset enamelled sink unit with mixer tap; built-in gas hob with extractor over; electric oven; integrated washer/dryer; tiled flooring & part tiled walls. Large opening to diner area with bar. Part glazed door to side leading to garden.

DINER AREA

11' x 10' (3.35m x 3.05m)

Double glazed sash window to side; wood flooring; fitted kitchen units housing integrated fridge/freezer and pull out larder storage; deep built-in storage cupboard; door to shower room.

SHOWER ROOM

A stylishly appointed suite with walk-in wet shower area; fitted wash basin with vanity storage under; WC; tiled flooring with underfloor heating; double glazed window to rear; radiator.

BEDROOM

12'6 x 10'9 (3.81m x 3.28m)

Two double glazed sash window to front within bay; feature fireplace surround; wood flooring; radiator; original moulded ceiling cornices.

GARDEN

approx 27' (approx 8.23m)

An attractive private rear garden offering low maintenance. A mix of paving and slate shingles; outside tap; rear access via gate; useful built-in outside store cupboard housing Worcester gas boiler.

PARKING

On street. Residents parking permits required between the hours of 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £80 per vehicle/per annum.

LEASE & MAINTENANCE

LEASE - Approx 111 years remaining

MAINTENANCE - Shared as and when. Buildings Insurance charge approx £700 pa.

GROUND RENT - £150 pa

LOCATION

What3words: ///twice.socket.upgrading



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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.