



127 Coniston Road

Bromley, BR1 4JA

**£550,000 Freehold EPC: D**

 **Maguire Baylis**





GUIDE PRICE £550,000 – £575,000.

Maguire Baylis are pleased to offer for sale this three bedroom town house situated within a delightful setting on a partly unmade and quiet residential road within reach of Bromley town centre with nearby stations including Shortlands, Ravensbourne and Sundridge Park.

This super property provides bright and spacious accommodation over three levels which comprises: to the ground floor – covered entrance porch; re-modelled shower room/WC; a useful utility room; double bedroom, plus 17' family/play room.

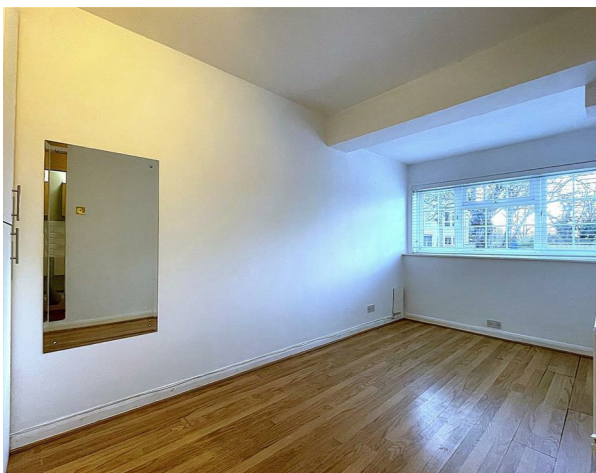
Upstairs, on the first floor, the spacious living room has doors opening to a south facing Juliet balcony and the kitchen is fitted with a great range of Shaker style units. The top floor provides two further bedrooms plus a luxuriously appointed bathroom featuring a separate walk-in shower enclosure.

Outside, the rear garden provides a small area of lawn plus a stone patio. To the front, there is a driveway providing off street parking for one car.

Offered for sale on a chain free basis.

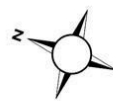
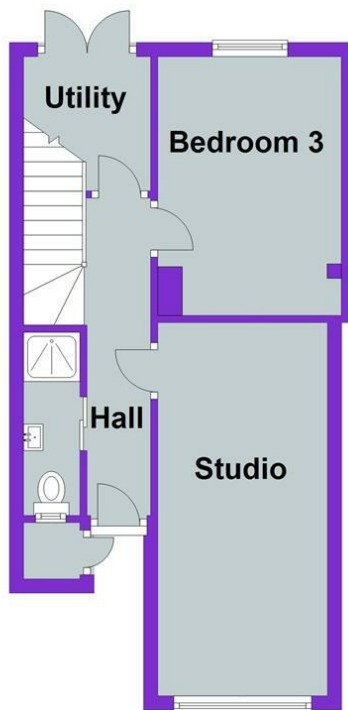
- WELL LOCATED TOWN HOUSE
- BRIGHT & SPACIOUS ACCOMMODATION OVER THREE FLOORS
- THREE BEDROOMS
- GROUND FLOOR FAMILY/PLAY ROOM/FOURTH BEDROOM
- LUXURIOUS TOP FLOOR BATHROOM
- GROUND FLOOR SHOWER ROOM/WC
- LARGE LOUNGE
- MODERN FITTED KITCHEN
- DRIVEWAY TO FRONT
- CHAIN FREE SALE





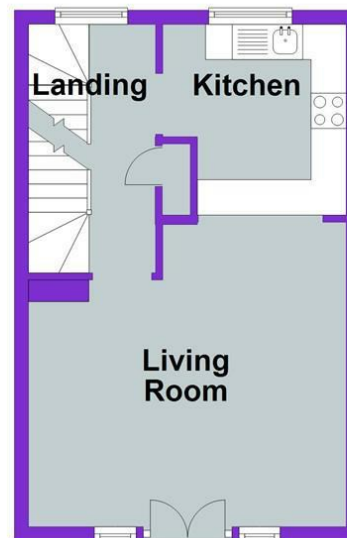
## Ground Floor

Approx. 35.7 sq. metres (383.7 sq. feet)



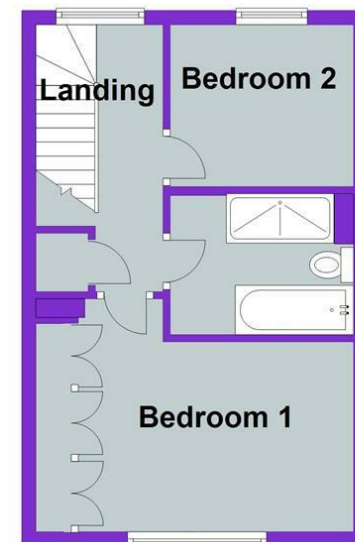
## First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



## Second Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 100.3 sq. metres (1079.1 sq. feet)

### ENTRANCE PORCH

Covered entrance porch, outside bin storage.

### ENTRANCE HALL

Front door, wood effect flooring, radiator, stairs to first floor.

### SHOWER ROOM/WC

Window to front, a modern suite comprising fitted shower cubicle with wall mounted built-in shower, fitted wash basin, WC, part tiled walls, tiled flooring.

### BEDROOM 3

11'10 x 8'4 (3.61m x 2.54m)

Double glazed window to front, wood effect flooring, radiator.

### UTILITY ROOM

6' x 5'10 (1.83m x 1.78m)

Double glazed door and window to rear, wood effect flooring, washing machine and tumble dryer, shelf storage unit.

### FAMILY/PLAY ROOM

17' x 7'8 (5.18m x 2.34m)

Double glazed window to front, radiator, wood flooring, double storage cupboard to remain.

### FIRST FLOOR LANDING

Double glazed window to rear, radiator, built-in storage cupboard.

### LOUNGE

14'1 x 13'4 (overall) (4.29m x 4.06m (overall))

Double glazed French doors and windows to front leading to Juliet balcony, two vertical radiators, wood flooring.

### KITCHEN

8'10 x 8' (2.69m x 2.44m)

Double glazed window to rear, fitted with a comprehensive range of Shaker style wall and base units with wooden effect worktops to three walls, fitted electric oven and hob with extractor hood over, dishwasher, fridge/freezer, vinyl flooring, part tiled walls.

### TOP FLOOR LANDING

Double glazed window to rear, built-in airing cupboard, loft access (telescopic ladder supplied in cupboard to access the loft).

### BEDROOM 1

12'3 (to wardrobes) x 8'6 (3.73m (to wardrobes) x 2.59m)

Double glazed window to front, range of fitted wardrobes to one wall with integrated drawer units and hanging rails, radiator.

### BEDROOM 2

8'3 x 7'6 (2.51m x 2.29m)

Double glazed window to rear, radiator.

### BATHROOM

A luxuriously appointed bathroom suite comprising panelled bath, over-sized walk-in shower cubicle, pedestal wash basin, WC, part tiled walls, heated towel rail, extractor fan, automatic lighting.

### GARDEN

approx 27' (approx 8.23m)

An attractive garden mainly lawn with paved patio area, outside tap, storage shed to remain, small table and chairs to remain.

### PARKING

Driveway to front providing off street parking for one car. Further parking on street available, unrestricted.

### COUNCIL TAX

London Borough of Bromley - Band E

### LOCATION

What3words: ///deck.become.snaps



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.