



2b Belgravia Gardens  
Bromley, BR1 4TB  
**£425,000 Freehold EPC: C**

 **Maguire Baylis**





Guide Price: £425,000 – £450,000. Maguire Baylis are pleased to present for sale this beautifully presented two bedroom terraced town house located in this quiet cul-de-sac within easy reach of Bromley town centre and nearby to Ravensbourne and Shortlands stations, and with delightful parks almost on the door step with Warren Avenue, plus Beckenham Place Park which offers long country walks and the popular outdoor swimming lake.

The property provides bright, well proportioned accommodation over two floors which comprises: a welcoming entrance hallway leading to a useful utility/storage space; modern fitted kitchen with built-in oven, hob and integrated dishwasher; a lovely living room with fitted fireplace; double glazed conservatory to the rear providing access to the pretty courtyard-style garden.

Upstairs, there are the two bedrooms – both of which are a double size – plus a modern and luxuriously appointed shower room. Outside, the attractive rear garden extends to around 30' offering a pleasant sunny, south facing aspect and a leafy secluded backdrop. There is also a driveway to the front with space for two vehicles.

An internal viewing is highly recommended for this delightful home which is also offered for sale on a chain free basis.

- WELL PRESENTED TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN PLUS SEPARATE UTILITY
- 15'7 LIVING ROOM
- DOUBLE GLAZED CONSERVATORY
- LUXURIOUSLY APPOINTED UPSTAIRS SHOWER ROOM
- ATTRACTIVE SOUTH FACING COURTYARD STYLE GARDEN
- DRIVEWAY WITH SPACE FOR TWO CARS
- QUIET CUL DE SAC LOCATION – CLOSE TO STATIONS & PARKS
- EPC – BAND C





# Belgravia Gardens BR1

Total Area: 78.8 m<sup>2</sup>... 849 ft<sup>2</sup>

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First Floor



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.

### ENTRANCE HALLWAY

A welcoming entrance with part glazed front door; radiator with fitted cover; wood strip flooring; built-in understairs storage plus useful recess; stairs to first floor. Door to utility/storage.

### UTILITY

6'3 x 2'6 (1.91m x 0.76m)

Space and plumbing for washing machine.

### KITCHEN

11'4 x 6'5 (3.45m x 1.96m)

Double glazed window to front with fitted plantation shutter; kitchen fitted with a comprehensive range of modern white Shaker style wall and base units with worktops to three walls; insert enameled sink unit; built-in gas hob with extractor hood over; built-in double oven; part tiled wall and tiled flooring; wall mounted gas boiler.

### LIVING ROOM

15'7 x 12'8 (4.75m x 3.86m)

Double glazed sliding door leading to conservatory at rear; wood flooring; radiator with fitted cover; fitted fireplace with wooden surround and electric fire inset.

### CONSERVATORY

11'4 x 8'9 (3.45m x 2.67m)

Double glazed windows to three sides with glazed vaulted roof; wood flooring; French doors to rear leading to garden.

### FIRST FLOOR LANDING

Access to loft space; built-in storage cupboard.

### BEDROOM 1

12'8 x 10'9 (3.86m x 3.28m)

Double glazed window to rear with fitted shutters; radiator; wood flooring.

### BEDROOM 2

12'9 x 8'1 (3.89m x 2.46m)

Double glazed window to front with fitted shutters; radiator; useful recess for storage/hanging space.

### SHOWER ROOM

7'9 x 6'4 (2.36m x 1.93m)

A modern and stylishly appointed suite featuring a large corner shower cubicle with built-in rain shower head and separate shower hose; fitted wash basin with vanity storage under; concealed cistern WC; fully tiled walls; tiled flooring; radiator/chrome towel rail.

### GARDEN

approx 30' (approx 9.14m )

Attractive sunny, south facing paved courtyard style garden benefiting from a leafy, secluded backdrop.

### PARKING

Driveway to front with space for two cars.

### COUNCIL TAX

London Borough of Bromley - Band D



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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.