



10 Forstal Close

Bromley, BR2 0XR

£600,000 Freehold EPC: C

 **Maguire Baylis**



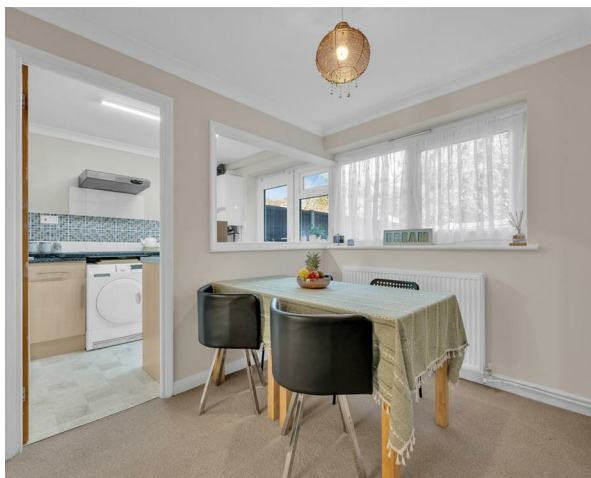
Spacious & Well-Presented Extended Family Home in highly convenient Bromley Location

Nestled in a quiet cul-de-sac, just a short walk from Bromley High Street and Bromley South Station, this well-presented semi-detached home offers flexible living space ideal for families.

The extended layout provides versatile accommodation, with three/four bedrooms and two/three reception rooms, allowing for a home office or additional living area as needed. A family bathroom serves the upper floor, while the ground floor offers flexible living space.

Externally, the property benefits from a private rear garden, a large attached garage, and a driveway to the front for off street parking. With several well-rated schools nearby and excellent transport links into London, this is a fantastic opportunity for families seeking both space and convenience.

- EXTENDED SEMI DETACHED FAMILY HOUSE
- WELL PRESENTED THROUGHOUT
- FLEXIBLE THREE/FOUR BEDROOM ACCOMMODATION
- TWO/THREE RECEPTION ROOMS
- FAMILY BATHROOM UPSTAIRS
- PRIVATE REAR GARDEN
- LARGE ATTACHED GARAGE TO SIDE
- DRIVEWAY TO FRONT
- HIGHLY CONVENIENT CUL DE SAC LOCATION
- CLOSE TO SEVERAL WELL RATED SCHOOLS





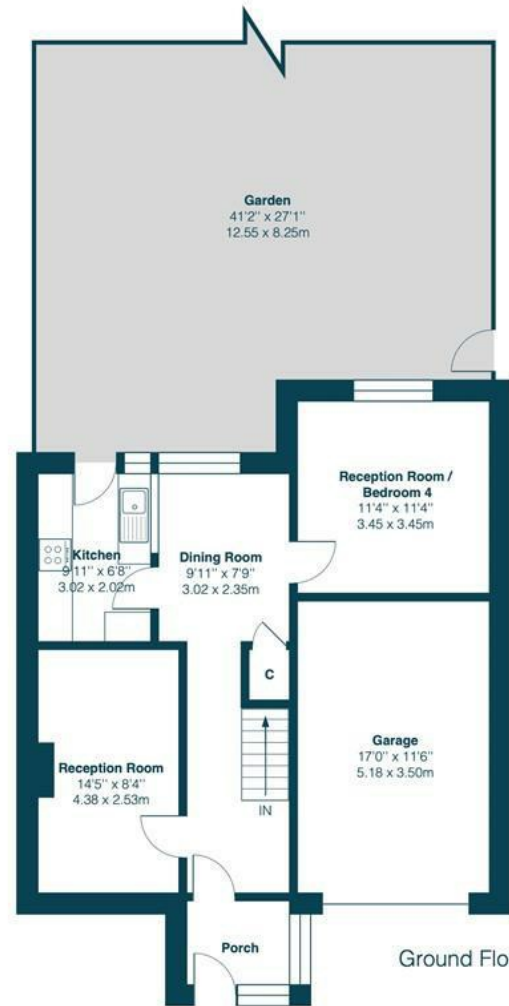
Forstal close, BR1



Approximate Gross Internal Area = 910 sq ft / 84.6 sq m

Garage Area = 194 sq ft / 18.1 sq m

Approximate Total Area = 1121 sq ft / 104.2 sq m



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Ground Floor

First 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

Enclosed entrance porch with double glazed front door and double glazed windows to both sides; cupboard housing electric meter; part glazed door to:

HALLWAY

Stairs to first floor.

RECEPTION ROOM

14'4 x 8'3 (4.37m x 2.51m)

Double glazed window to front; radiator.

RECEPTION ROOM

11'3 x 11'2 (3.43m x 3.40m)

Double glazed window to rear; radiator.

DINING ROOM

9'6 x 7'9 (2.90m x 2.36m)

Double glazed window to rear; radiator; doors to kitchen and reception room.

KITCHEN

10'6 x 6'7 (3.20m x 2.01m)

Double glazed door and window to rear; fitted with a range of units with worktops to two walls; inset stainless steel sink; induction hob; wall mounted gas combi boiler; vinyl flooring; part tiled walls.

LANDING

Double glazed window to side; access to loft.

BEDROOM 1

15'6 x 8'5 (4.72m x 2.57m)

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

BEDROOM 2

9'2 x 8'1 (2.79m x 2.46m)

Double glazed window to rear; radiator.

BEDROOM 3

10'9 (into recess) x 5'11 (3.28m (into recess) x 1.80m)

Double glazed window to front; radiator; built-in storage cupboard.

BATHROOM

Double glazed window to rear; suite comprising panelled bath with mixer tap/shower attachment over; pedestal wash basin; WC; part tiled walls; vinyl flooring; heated towel rail.

GARDEN

approx 25' (approx 7.62m)

An attractive rear garden providing a good degree of privacy; mainly lawn with a paved patio area; gate to side; outside tap.

GARAGE & PARKING

17' x 11'5 (5.18m x 3.48m)

Large attached single garage to side with light and power; bi-folding garage doors to front. Driveway to front for one car.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///expect.snows.much



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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.