



42 Blyth Road
Bromley, BR1 3RU

£350,000 Leasehold EPC: C

 **Maguire Baylis**



GUIDE PRICE £350,000 – £375,000

An impressive ground and first floor split-level maisonette providing beautifully appointed three bedroom accommodation.

This super property forms part of a well kept ex-local authority development which is located in a popular and highly convenient road, just a few minutes walk to Bromley High Street and surrounding town centre facilities.

The property is accessed via a private front door on the ground floor and, internally, the spacious accommodation is arranged just as one would expect in a house – with a welcoming entrance hallway, large living room and well appointed kitchen on the lower level. Upstairs, the first floor provides three well proportioned bedrooms plus a modern family bathroom and separate toilet.

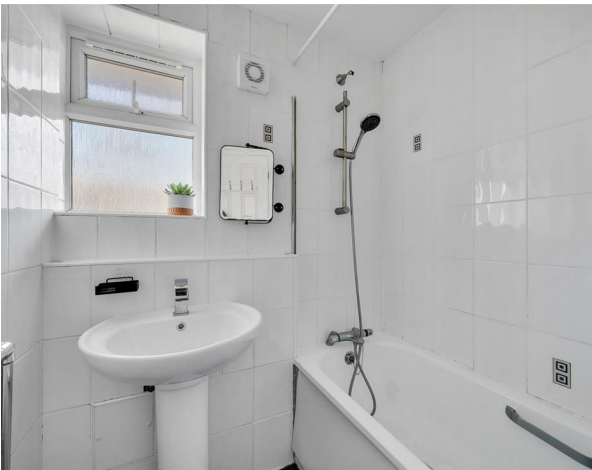
Overall, the property provides a great feeling of light and space and plenty of useful built-in storage.

Outside, there is residents parking within the development and extensive communal grounds including a private children's play area. There is also a private storage shed – ideal for bikes etc.

For families, it is worth noting that the highly regarded Valley Primary School in Beckenham Lane is very close by.

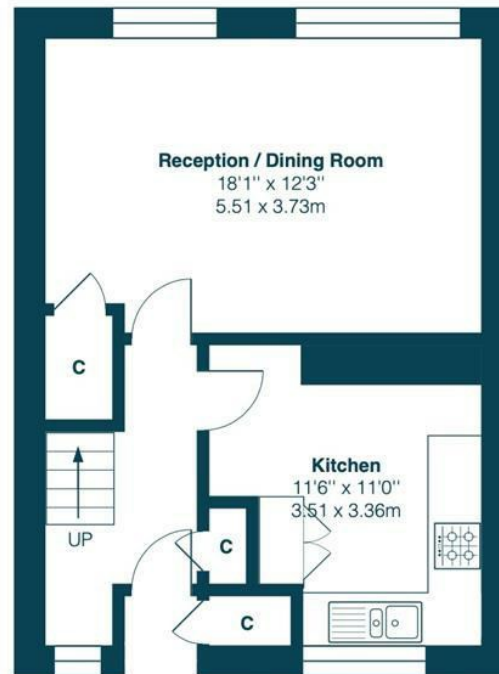
For recreation, Bromley and Shortlands provide a great choice of parks and outdoor spaces. The highly popular Beckenham Place Park is also close by and offers country walks and, for the more adventurous, the outdoor swimming lake. Shortlands station/local shops are within easy reach on foot, nearby Bromley South station provides fast trains to London Victoria in just 17 minutes, and Bromley North station also provides links to London Bridge.

- SPACIOUS SPLIT LEVEL MAISONETTE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS ** BATHROOM & SEPARATE WC UPSTAIRS
- BRIGHT & SPACIOUS LIVING ROOM
- MODERN KITCHEN WITH BUILT-IN OVEN & HOB
- HIGHLY COVENIENT LOCATION
- JUST MINUTES WALK TO TOWN CENTRE & TRANSPORT LINKS
- WELL KEPT BLOCK ** USEFUL OUTSIDE STORAGE SHED
- CLOSE TO VALLEY PRIMARY SCHOOL

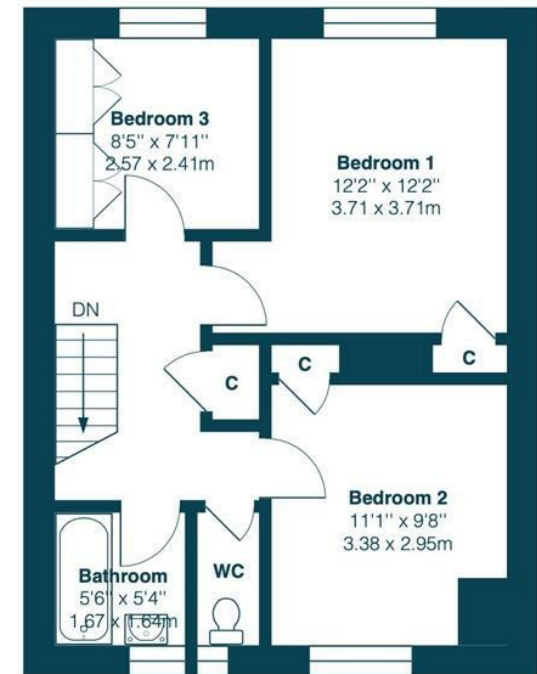


Blyth Road, BR1

Approximate Gross Internal Area = 918 sq ft / 85.3 sq m



Ground Floor



First Floor

 Maguire Baylis

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

Private entrance porch to front; cupboard housing gas combi boiler.

HALLWAY

Double glazed window to front; built-in coats/storage cupboard; wood effect flooring; radiator; stairs to first floor.

LOUNGE

18'1 x 12'2 (5.51m x 3.71m)

A bright and spacious room with several double glazed windows to the rear; two radiators; wood effect flooring; useful built-in understairs storage cupboard.

KITCHEN

11'6 x 11' (plus recess) (3.51m x 3.35m (plus recess))

Double glazed window to front; fitted with a comprehensive range of modern white gloss wall and base units with worktops to two walls; inset sink; built-in stainless steel gas hob and electric oven; extractor hood over; spaces for appliances; radiator; vinyl flooring; part tiled walls.

LANDING

Built-in linen/storage cupboard; wood effect flooring.

BEDROOM 1

12'2 (max) x 12'1 (3.71m (max) x 3.68m)

Double glazed window to rear; built-in wardrobe; wood effect flooring; radiator.

BEDROOM 2

11'1 x 9'8 (3.38m x 2.95m)

Double glazed window to front; built-in wardrobe; wood effect flooring; radiator.

BEDROOM 3

7'10 x 6'5 (to wardrobes) (2.39m x 1.96m (to wardrobes))

Double glazed window to rear; wood effect flooring; radiator; full width fitted wardrobes to one wall.

BATHROOM

Double glazed window to front; suite comprising panelled bath with mixer tap/shower attachment; pedestal wash basin; fully tiled walls; tiled effect flooring; heated towel rail.

SEPARATE WC

Double glazed window to front; WC; tiled effect flooring.

COMMUNAL GARDENS

Well kept communal gardens to rear including a children's play area.

PRIVATE STORAGE SHED

7' x 3'9 (2.13m x 1.14m)

A useful outside store - ideal for bikes etc.

PARKING

Residents parking within the grounds, not allocated.

LEASE & SERVICE CHARGES

LEASE - 172 years remaining.

SERVICE CHARGES - The vendor advises charges average at £140.00 per month

GROUND RENT - Nil

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///tidy.oven.nurses



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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.