



2A The Avenue

Bickley, Bromley, BR1 2BT

£550,000 Freehold EPC: D

 **Maguire Baylis**



A RARE FIND – DELIGHTFUL DETACHED COACH HOUSE CONVERSION

Guide Price: £550,000 – £575,000. Maguire Baylis are delighted to present to the market this charming detached Victorian coach house offers a wonderful blend of period charm and modern comfort, tucked away in a sought-after and highly convenient location, within easy reach of Bickley station with direct services to London Victoria and Blackfriars.

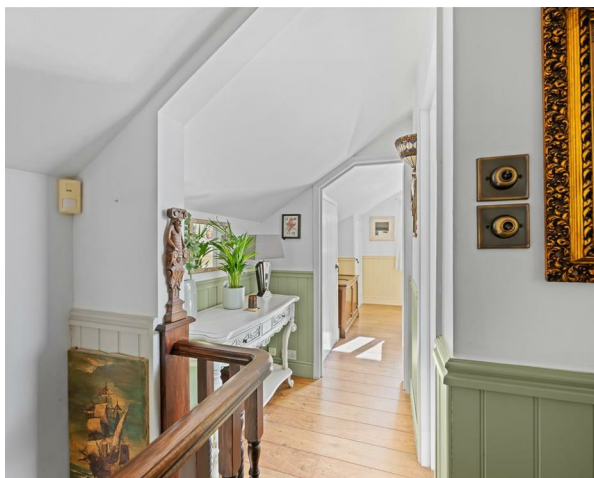
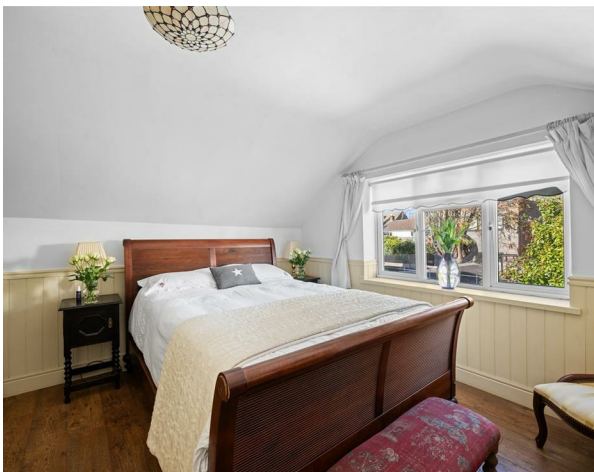
Beautifully converted, the property provides well-balanced accommodation featuring an impressive 23' living room with recessed fireplace, a fitted kitchen with appliances included, and a useful reception conservatory providing a welcoming entrance plus additional sitting space. Upstairs are two double bedrooms, both with built-in wardrobes, together with a well-appointed shower room/WC.

Outside, the property enjoys an attractive private courtyard offering a secluded retreat, together with a gated parking space to the front.

Offered for sale chain free, this distinctive home presents a rare opportunity to acquire a unique and characterful property in a prime south Bromley/Bickley location.



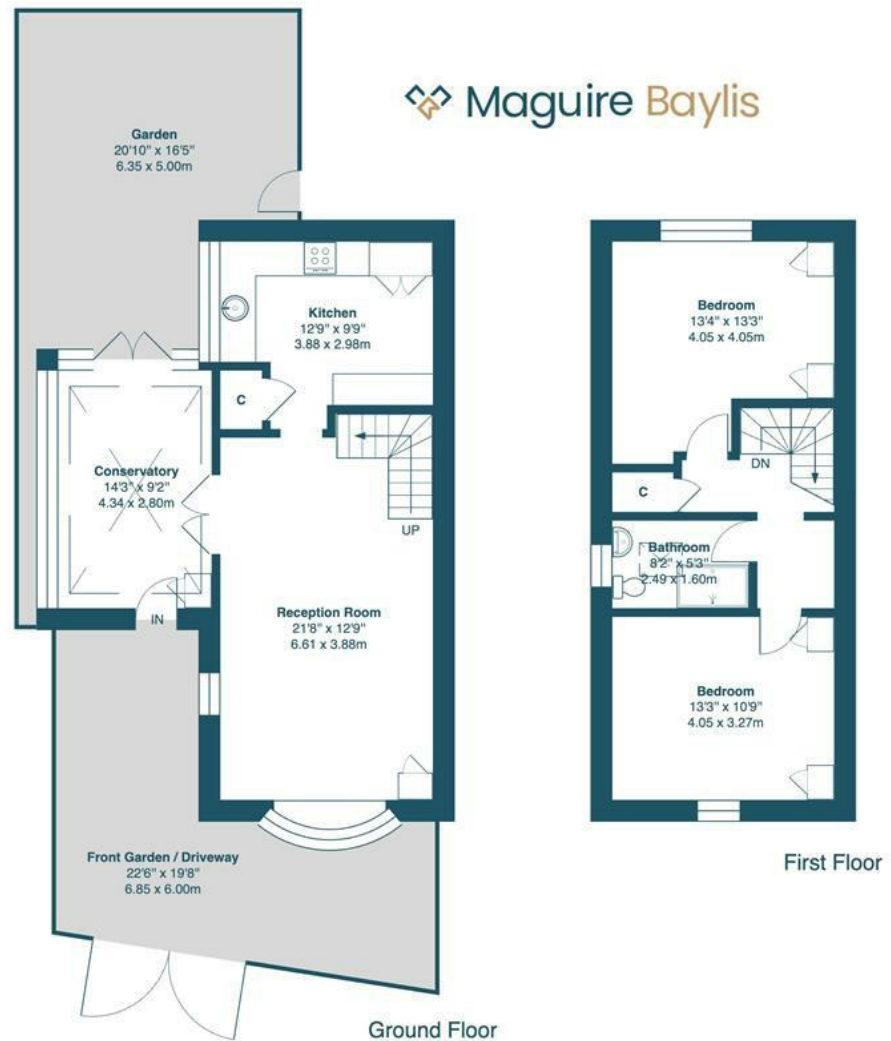
- DETACHED CONVERTED VICTORIAN COACH HOUSE
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- IMPRESSIVE 23' LIVING ROOM WITH FIREPLACE
- WELCOMING RECEPTION CONSERVATORY
- FITTED KITCHEN WITH APPLIANCES INCLUDED
- WELL APPOINTED UPSTAIRS SHOWER ROOM/WC
- ATTRACTIVE PRIVATE COURTYARD GARDEN
- GATED PARKING SPACE TO FRONT
- SOUGHT AFTER & CONVENIENT LOCATION
- EASY REACH BICKLEY STATION ** CHAIN FREE SALE



The Avenue, BR1

Approximate Gross Internal Area = 1017 sq ft / 94.4 sq m

 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. No liability is accepted for any errors.
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RECEPTION CONSERVATORY

13'4 x 8'5 (4.06m x 2.57m)

Front entrance door; double glazed windows to rear and side and with French doors to rear leading to the courtyard garden. Tiled flooring; vertical radiator; glazed double doors leading to living room.

LIVING ROOM

21'10 x 12'9 (6.65m x 3.89m)

An impressive reception room featuring double glazed bay window to front plus window to side; two radiators with fitted covers; recessed fireplace; wood flooring; stairs to first floor.

KITCHEN

12'7 x 11'3 (3.84m x 3.43m)

Double glazed window to side; fitted with a range of solid wood wall and base units with tiled worktops to three walls; inset sink; appliances included comprising electric oven and hob, washing machine, dishwasher, fridge/freezer. Useful storage cupboard housing wall mounted Zanussi tumble dryer; tiled flooring.

FIRST FLOOR LANDING

An attractive landing area with built-in storage cupboard; wood effect flooring.

BEDROOM 1

13'3 x 13'1 (overall) (4.04m x 3.99m (overall))

Double glazed window to rear; wood effect flooring; part panelled walls; two built-in wardrobes.

BEDROOM 2

13'3 x 10'8 (4.04m x 3.25m)

Double glazed window to front; wood effect flooring; radiator; part panelled walls.

SHOWER ROOM

Velux skylight window to side; suite comprising over-sized shower enclosure; fitted wash basin with storage under; concealed cistern WC; part tiled walls; heated towel rail.

COURTYARD GARDEN

22'3 x 16'5 (overall) (6.78m x 5.00m (overall))

An attractive paved courtyard with rendered walls and offering much seclusion. Useful built-in storage shed; outside water tap and lighting.

PARKING

Gated frontage providing space for one vehicle.

LOCATION

What3words: ///tribe.sushi.buns

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.