



82 Walpole Road  
Chatterton Village, Bromley, BR2 9SF  
**£525,000 Freehold EPC: D**

 **Maguire Baylis**





Guide Price: £525,000 - £550,000. Maguire Baylis are pleased to present to the market this impressive Victorian semi-detached home which provides well presented two bedroom/two bathroom accommodation. Located within the ever popular 'Chatterton Village' area, enjoying a delightful outlook over the park to the front.

The property provides bright and spacious accommodation, with high ceilings throughout adding to the overall feeling of space, and comprises: side entrance lobby leading to the two reception rooms; comfortable living room to the front with recess fireplace; dining room with useful storage leading to a large and stylishly appointed kitchen featuring a great range of integrated appliances.

There is a modern and well appointed bathroom to the rear benefiting from a bath with built-in shower over. Upstairs, there are two equally sized double bedrooms - the master to the rear featuring a modern en-suite shower.

Outside, the rear garden enjoys a sunny southerly aspect and is paved for low maintenance. To the rear is a large timber garage and, to the front, a driveway provides further off street parking.

The property is well located for transport links with Bromley South Station is just 1.1 mile away and providing direct links to central London. For families, there are several excellent primary and secondary schools within close proximity including Raglan, St Georges, The Ravensbourne and Buller's Wood. Just a stones throw away, Chatterton Village provides a fantastic array of shops and local facilities.

- VICTORIAN SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- MODERN GROUND FLOOR BATHROOM PLUS EN-SUITE TO MASTER BEDROOM
- SUPER LOCATION WITH AN OUTLOOK TOWARDS THE PARK
- LARGE & STYLISHLY APPOINTED KITCHEN
- DRIVEWAY TO FRONT PLUS DETACHED GARAGE TO REAR
- GOOD SIZE LOW MAINTENANCE GARDEN
- CLOSE TO VILLAGE SHOPS & WELL REGARDED LOCAL SCHOOLS
- EPC - BAND D

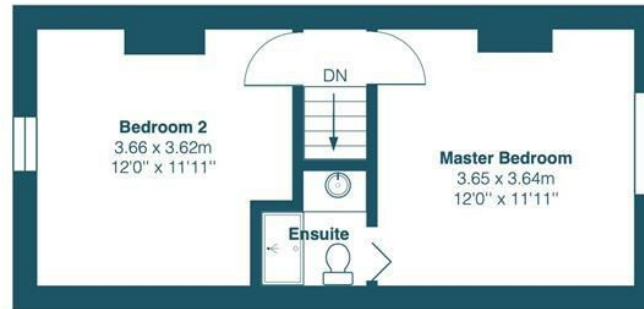




Walpole Road BR2



Total Area: 81.6 m<sup>2</sup>... 878 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 LOBBY**

Double glazed front door to side of house; stairs to first floor.

### **LOUNGE**

12' x 12' (3.66m x 3.66m)

Double glazed window to front; radiator; fireplace recess with tiled inset and wooden mantle over.

### **DINING ROOM**

12' x 11'10 (3.66m x 3.61m)

Double glazed window to side; wood effect flooring; built-in understairs storage cupboard; radiator; double opening to:

### **KITCHEN**

11'9 x 11'8 (3.58m x 3.56m)

Double glazed door to rear; fitted with a modern and stylishly appointed range of grey gloss wall and base units with white worktops to two walls; inset sink unit; range of integrated appliances comprising dishwasher; electric oven and hob; microwave; cupboard with space and plumbing for washing machine and tumble dryer. Door to:

### **BATHROOM**

8'3 x 6'9 (2.51m x 2.06m)

Windows to side and rear plus skylight window to rear; modern and well appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin; WC; part tiled walls; heated towel rail.

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

12' x 11'11 (3.66m x 3.63m)

Double glazed window to rear; radiator; door to:

### **EN SUITE**

Modern suite comprising full width shower cubicle; wash basin set on tiled shelf; WC; fully tiled walls; extractor fan.

### **GARAGE**

Large, detached garage to rear with light and power.

### **GARDEN**

42'7" (to garage) (13m (to garage))

Paved garden providing low maintenance, gate to side.

### **DRIVEWAY**

Drive to front providing off street parking for one car.

### **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.