

7 Aldermary Road

Bromley, BR1 3PH

£1,000,000 Freehold EPC: Band E

Maguire Baylis







Maguire Baylis are delighted to offer for sale this impressive double-fronted Edwardian semi-detached house which provides substantial and highly versatile family accommodation, occupying a sought-after position within this popular and convenient residential road.

Having been a much-loved family home for over 50 years, the property retains a wealth of original character and period detail, including high ceilings, panelled doors and attractive fireplaces. The house has also been extended over the years, with a ground floor addition to the rear together with a loft conversion providing a generous top-floor bedroom with en suite shower room.

The accommodation is arranged over three floors and includes five double bedrooms and two bath/shower rooms. To the ground floor are two large reception rooms, both featuring period fireplaces, together with a fitted kitchen/breakfast room and a useful utility room/downstairs WC.

Whilst clearly well cared for over many years, the property now offers excellent scope for general updating and modernisation, providing a wonderful opportunity for a new owner to create an impressive family home to their own style and specification.

Outside, the 50'+ south-facing rear garden provides an attractive setting and leads to a substantial full-width garage at the rear, offering space for approximately four cars and featuring an electric up-and-over door. Further off-street parking is available to the front.

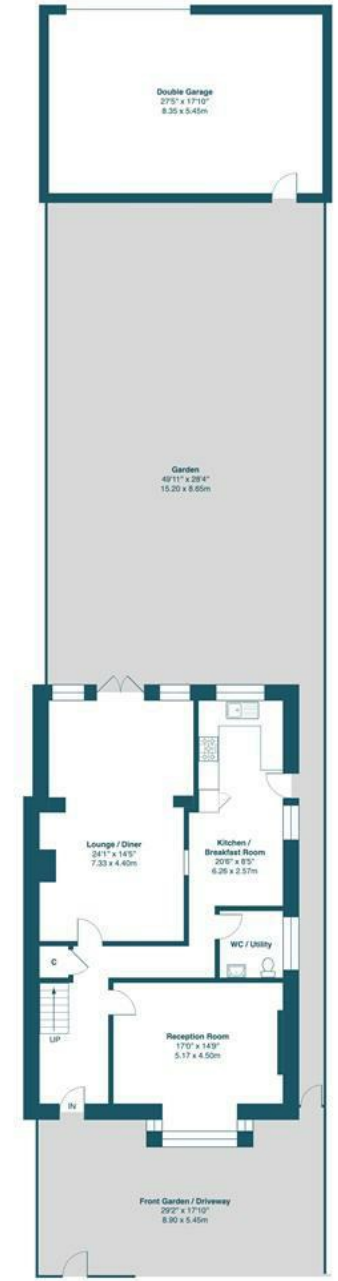
Aldermary Road is a well-regarded residential road ideally positioned for access on foot to Bromley town centre and Bromley South station, providing fast and frequent services into central London. Bromley North and Sundridge Park stations are also within easy reach, whilst local shops can be found in College Road and Sundridge Park Village. The area is particularly well served by popular local schools, including Parish & Scotts Park Primary schools.

- IMPRESSIVE DOUBLE FRONTED EDWARDIAN SEMI
- FIVE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS ** DOWNSTAIRS WC/UTILITY ROOM
- TWO LARGE RECEPTION ROOMS WITH PERIOD FIREPLACES
- FITTED KITCHEN/BREAKFAST ROOM
- PLENTY OF CHARACTER ** HIGH CEILINGS & ORIGINAL PANELLED DOORS
- SCOPE TO IMPROVE TO SUIT BY GENERAL UPDATING/MODERNISATION
- SOUTH FACING REAR GARDEN
- LARGE GARAGE AT REAR & PARKING TO FRONT
- SOUGHT AFTER & HIGHLY CONVENIENT ROAD ** EASY ACCESS TOWN CENTRE









Ground Floor

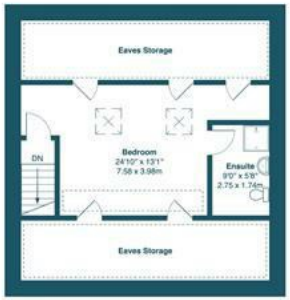
Aldermary Road, BR1

Approximate Gross Internal Area = 2429 sq ft / 225.7 sq m

(including eaves storage)

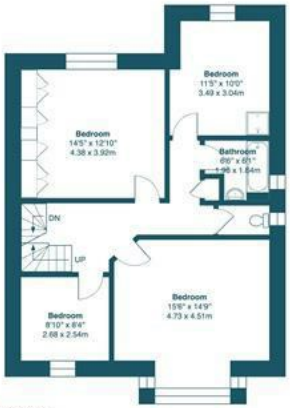
Garage Area = 490 sq ft / 45.5 sq m

Total Area = 2919 sq ft / 271.2 sq m



Second Floor

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First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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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FRONT PORCH
Covered front porch; outside light.

HALLWAY
A welcoming entrance hallway featuring original part panelled walls and staircase. Built-in understairs storage.

DOWNSTAIRS WC/UTILITY
Double glazed window to side; WC and fitted wash basin. Space/plumbing for washing machine. Wall mounted Vaillant gas boiler.

FRONT RECEPTION
Double glazed bay window to front; feature period fireplace.

REAR RECEPTION
Double glazed French doors lading to the garden; feature period fireplace.

KITCHEN
Stable door to side; double glazed windows to rear and side. Fitted with a range of wall and base units with worktops to three walls.

FIRST FLOOR LANDING
Built-in airing cupboard; stairs to top floor.

BEDROOM 1
Double glazed bay window to front; fitted wardrobes to one wall.

BEDROOM 2
Double glazed window to rear; fitted wardrobes to one wall.

BEDROOM 3
Double glazed window to rear; fitted wash basin plus fitted corner shower cubicle.

BEDROOM 4
Double glazed window to front.

BATHROOM
Double glazed window to side; suite comprising panelled bath with mixer tap/shower attachment; fitted wash basin.

SEPARATE WC
Double glazed window to side. WC.

TOP FLOOR

BEDROOM 5
Two Velux skylight windows to rear; built-in eves storage to front and rear. Door to:

EN SUITE SHOWER
Three piece suite with fitted corner shower.

GARDEN
52'5" (16m)
Well-kept south facing private garden to rear. Laid to lawn with established trees and shrubs. Pathway leading to garage at rear. Side access via gate.

GARAGE/PARKING
Large garage at rear approached via shared private accessway. The garage provides space for up to four vehicles, with light and power and a double up & over electric door. There is also a paved frontage providing off street parking for a small car.

LOCATION
What3words: ///adopt.foods.prime

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London Borough of Bromley - Band F

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104 Beckenham Lane
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The Property Ombudsman

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.