



17 Cherry Orchard Road
Bromley, BR2 8NE
£550,000 Freehold EPC: Band C

 **Maguire Baylis**



Extended three-bedroom semi-detached family home situated on a sought-after residential road close to excellent local schools, amenities and transport links, this extended three-bedroom semi-detached family home offers versatile living accommodation, generous outdoor space and exciting scope for further enlargement, subject to the necessary consents.

The accommodation comprises a welcoming entrance hall with useful storage and a downstairs cloakroom/WC. A spacious reception room with feature fireplace provides an ideal family living space and benefits from double patio doors opening into a bright and airy conservatory, currently used as a dining room and enjoying pleasant views over the garden. The kitchen is fitted with a range of contemporary high-gloss wall and base units, providing ample storage and workspace.

To the first floor are three well-proportioned bedrooms, including two doubles, with the principal bedroom benefiting from fitted wardrobes. A modern fully tiled three-piece family bathroom completes the internal accommodation.

Externally, the property boasts a south facing garden featuring a paved patio area ideal for al fresco dining, a well-maintained lawn, attractive planted borders and a large summerhouse/study. To the front, a paved driveway provides off-road parking for multiple vehicles.

Cherry Orchard Road enjoys a convenient location with easy access to Bromley South, Hayes and Orpington stations, offering excellent transport connections into London. Local shops are within a short walk on Hastings Road, while Locksbottom's popular selection of shops, cafés and restaurants is also nearby. The picturesque Keston Village and Common are within easy reach, providing attractive open spaces and countryside walks.



- EXTENDED FAMILY HOME
- LIGHT AND AIRY THROUGHOUT
- EXCELLENT LOCATION FOR TRANSPORT TO LONDON, BROMLEY AND ORPINGTON
- OFF STREET PARKING
- SOUTH FACING GARDEN
- SUMMERHOUSE/STUDY
- CLOSE TO LOCAL PARADE OF SHOPS AND LOCKSBOTTOM PARADE
- MODERN KITCHEN
- QUIET CUL DE SAC LOCATION

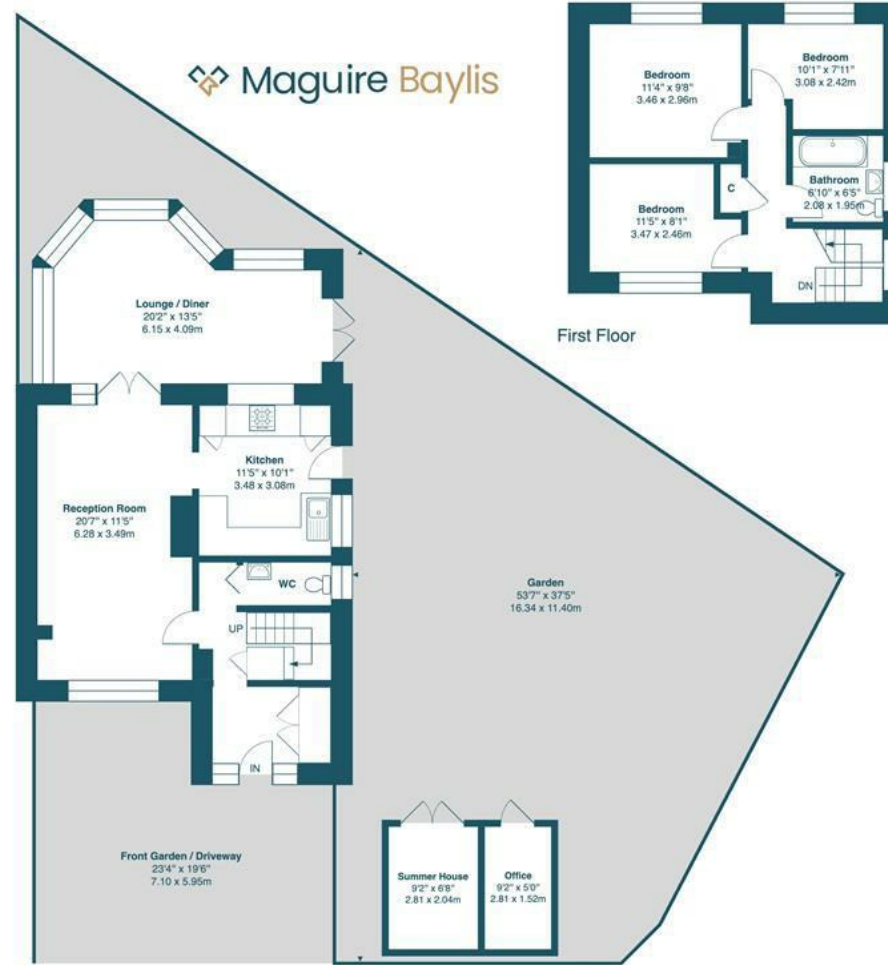


Cherry Orchard Road, BR2

Approximate Gross Internal Area = 1167 sq ft / 108.4 sq m

Outbuilding Area = 112 sq ft / 10.4 sq m

Total Area = 1279 sq ft / 118.9 sq m



Ground 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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COUNCIL TAX

London borough of Bromley council tax band - D

LOCATION

///enjoy.match.spoon



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104 Beckenham Lane
Shortlands
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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.