



2 Cheriton Avenue

Bromley, BR2 9DD

£750,000 Freehold EPC: Band C

 **Maguire Baylis**



GUIDE PRICE £750,000 - £775,000 Offered to the market chain free is this three-bedroom detached family home, offering generous living space throughout.

This delightful family home offers a welcoming reception room with fantastic dual aspect windows and a door leading to the garden, a large dining room with original parquet flooring, downstairs cloakroom, fitted kitchen with access directly to the garage and utility room/garden room.

Upstairs, the property offers three well-proportioned bedrooms, the master bedroom also has an additional shower room and a four piece family bathroom finishes this floor.

Occupying a generous plot, the home further benefits from a superb, stunning landscaped front and back gardens, with trees and shrubs surround offering a perfect blend of seclusion and privacy. there is also a driveway set back off the road offering ample off street parking for 4 cars, a detached garage and sheltered side access.

Ideally located, the property is within easy reach of Bromley South station, providing fast and frequent services into London Victoria, making it ideal for commuters. Bromley High Street and The Glades Shopping Centre are also nearby, offering a wide range of shops, restaurants, and leisure facilities. The area is well served by reputable local schools and excellent transport links, with nearby green spaces including Norman Park providing outdoor recreational opportunities.

This is an exceptional opportunity to acquire this spacious family home in a highly convenient and sought-after location.



- OFFERED CHAIN FREE
- WELL PROPORTIONED THREE BEDROOM DETACHED HOUSE
- GENEROUS PLOT, AMPLE OFF STREET PARKING AND DETACHED GARAGE
- STUNNING, LANDSCAPED GARDENS
- WALKING DISTANCE TO BROMLEY SOUTH STATION
- EXCELLENT LOCATION FOR GREAT SCHOOL CATCHMENTS
- CLOSE TO BROMLEY AND HAYES TOWN CENTRES
- UTILITY ROOM
- POTENTIAL TO EXTEND TO THE SIDE STPP
- MASTER BEDROOM WITH ENSUITE SHOWER



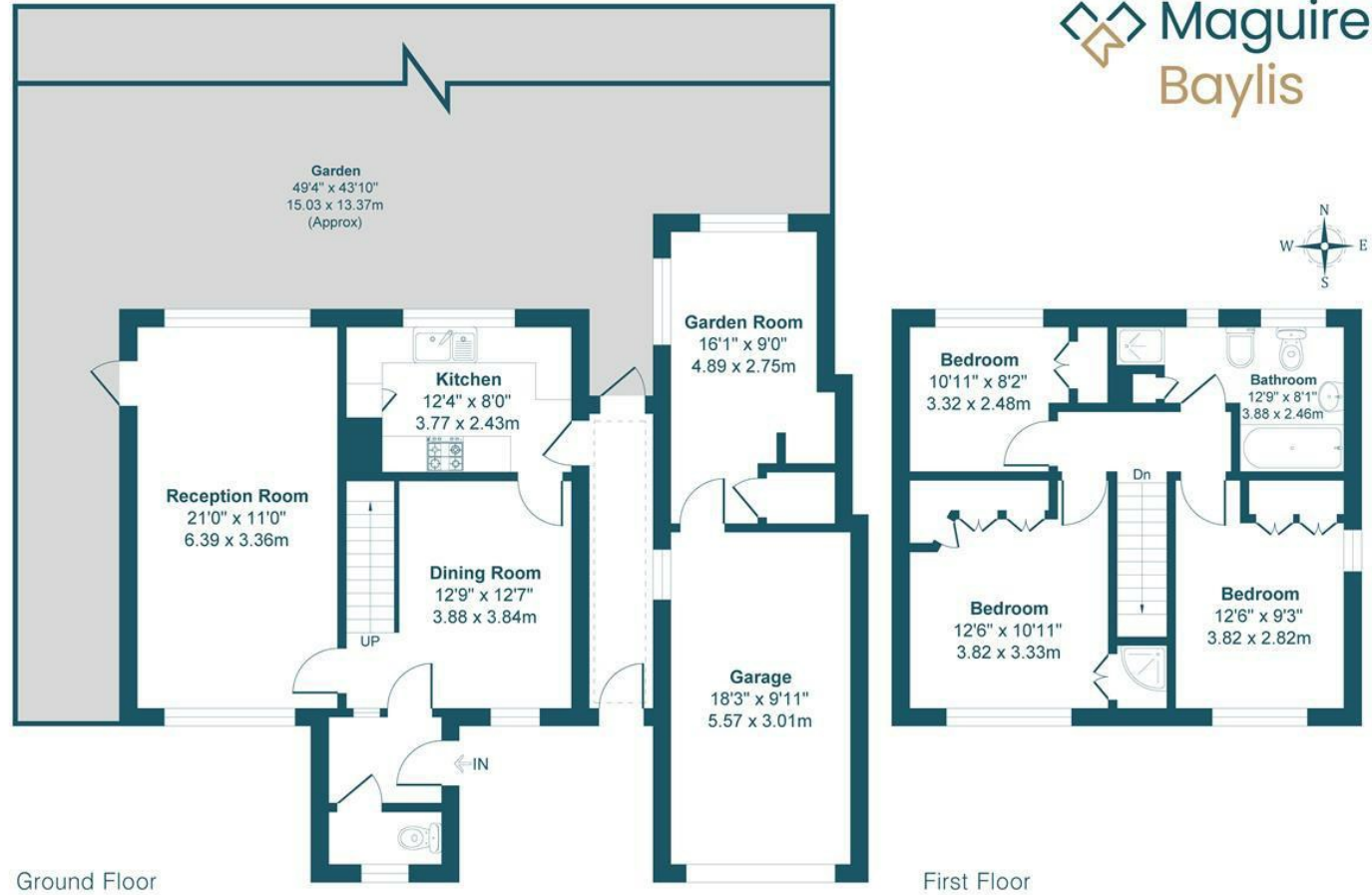
Cheriton Avenue, BR2

Approximate Gross Internal Area = 1128 sq ft / 104.7 sq m

Garage Area = 180 sq ft / 16.7 sq m

Outbuilding Area = 136 sq ft / 12.6 sq m

Total Area = 1444 sq ft / 134.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



CLOAKROOM

Frosted double glazed window to front, wash hand basin, w.c.

DINING ROOM

Double glazed window to front, original parquet flooring, stairs to landing, door to kitchen.

RECEPTION ROOM

Dual aspect double glazed windows, double glazed door to side leading to the garden, carpet.

KITCHEN

Double glazed window to rear, door to side, range of wall and base units tiled walls and flooring, boiler.

MASTER BEDROOM

Double glazed window to front, bespoke fitted wardrobes, ensuite shower cupboard.

BEDROOM TWO

Dual aspect double glazed windows, bespoke fitted wardrobes and drawers, carpet.

BEDROOM THREE

Double glazed window to rear, carpet.

FAMILY BATHROOM

Frosted double glazed window to rear, fully tiled, enclosed shower, bath, wash hand basin, w.c.

UTILITY ROOM/GARDEN ROOM

Additional room added on the rear of the garage, plumbed for washing machine, double glazed window and door.

GARDEN

Occupying a generous plot, stunning landscaped front and back gardens, with trees and shrubs surround and sheltered side access.

PARKING

Detached garage and ample off street parking.,

COUNCIL TAX

London borough of Bromley council tax band - F

LOCATION

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Shortlands
104 Beckenham Lane
Shortlands
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Hayes
49 Station Approach
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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.