



43 Mill Vale

Bromley, BR2 0EN

£275,000 Leasehold EPC: D

 **Maguire Baylis**



Guide Price: £275,000 – £300,000. Maguire Baylis are pleased to offer for sale this two bedroom first floor maisonette, located within a quiet, highly convenient and attractive cul-de-sac, just a short walk from Bromley town centre and close to the popular Queensmead Park and Churchill Gardens.

Requiring updating throughout, the property provides bright and spacious accommodation which comprises a private entrance lobby with stairs leading to the light and airy hallway. There is a large bay-fronted living room, two good size bedrooms, plus a bathroom. The kitchen offers a range of Shaker style wood effect units with integrated oven and hob.

Outside, the property benefits from a small private section of garden to the rear, backing onto Churchill Gardens, plus a detached garage.

Nestled between two attractive parks, Mill Vale is a highly sought after location, being situated just a short stroll from the town centre with the Glades shopping centre, multiple restaurants and various recreational opportunities including the Churchill Theatre and Pavilion sports centre just minutes away. Nearby railway stations include Bromley South and Shortlands (for London Victoria, London Blackfriars, plus services into Kent), and Bromley North (with links to Grove Park and London Bridge/Charing Cross).

- FIRST FLOOR 1930's BUILT MAISONETTE
- HIGHLY CONVENIENT CUL DE SAC LOCATION
- REQUIRING UPDATING THROUGHOUT
- TWO GOOD SIZE BEDROOMS
- BRIGHT & SPACIOUS LOUNGE
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- BATHROOM WITH BATH & SHOWER OVER
- PRIVATE SECTION OF GARDEN TO REAR
- JUST 'YARDS' FROM TOWN CENTRE & LOCAL AMENITIES
- GARAGE AT REAR ** CHAIN FREE SALE





Mill Vale, BR2

Approximate Gross Internal Area = 616 sq ft / 57.3 sq m

Garage Area = 163 sq ft / 15.1 sq m

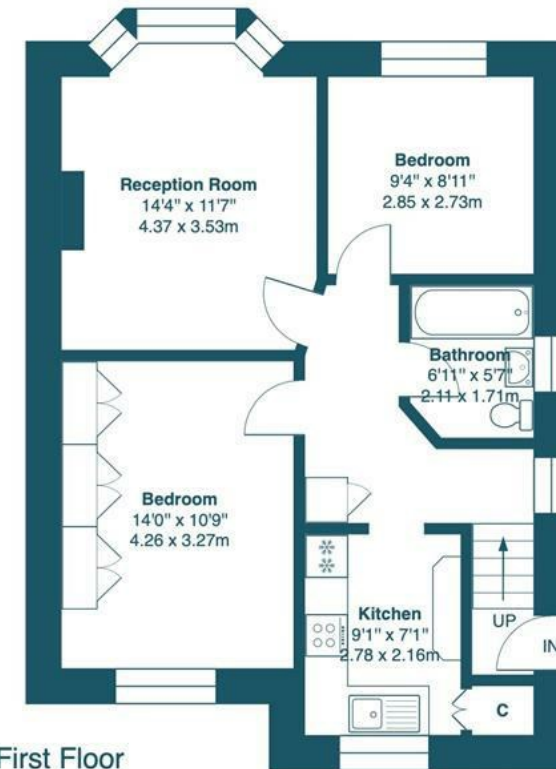
Approximate Total Area = 772 sq ft / 71.7 sq m

 Maguire Baylis



Garage
16'1" x 9'8"
4.90 x 2.94m

Outbuilding



Reception Room
14'4" x 11'7"
4.37 x 3.53m

Bedroom
9'4" x 8'11"
2.85 x 2.73m

Bathroom
6'11" x 5'7"
2.11 x 1.71m

Bedroom
14'0" x 10'9"
4.26 x 3.27m

Kitchen
9'1" x 7'1"
2.78 x 2.16m

First 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. No liability is accepted for any errors.
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GROUND FLOOR ENTRANCE LOBBY

Private front door to side; stairs to first floor.

HALLWAY

Window to side; radiator; storage cupboard; access to loft space.

LOUNGE

14'4 x 11'7 (4.37m x 3.53m)

Bay window to front; radiator, fireplace.

KITCHEN

9'1 x 7'1 (2.77m x 2.16m)

Window to rear; fitted with a range of white wall and base units with worktops to three walls; wall mounted gas boiler (installed new 2021).

BEDROOM 1

14' x 10'9 (4.27m x 3.28m)

Window to rear; radiator.

BEDROOM 2

9'4 x 8'11 (2.84m x 2.72m)

Window to front; radiator.

BATHROOM

Window to side; white three piece suite; tiled walls.

GARDEN

Small section of garden to rear, requires attention.

GARAGE

16'1 x 9'8 (4.90m x 2.95m)

Private garage at rear. Also parking on street - residents permits required between 12 - 2pm Monday to Saturday. These are available to the residents at £80 per vehicle/per year.

LEASE & MAINTENANCE

LEASE - 99 years from 25 March 1999. Approx 72 years remaining.

SERVICE CHARGE - Shared as and when required.

GROUND RENT - tba

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///good.teams.pram



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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.