



20A College Road

Bromley, BR1 3NS

£425,000 Leasehold EPC: D

 **Maguire Baylis**



GUIDE PRICE £425,000 – £450,000

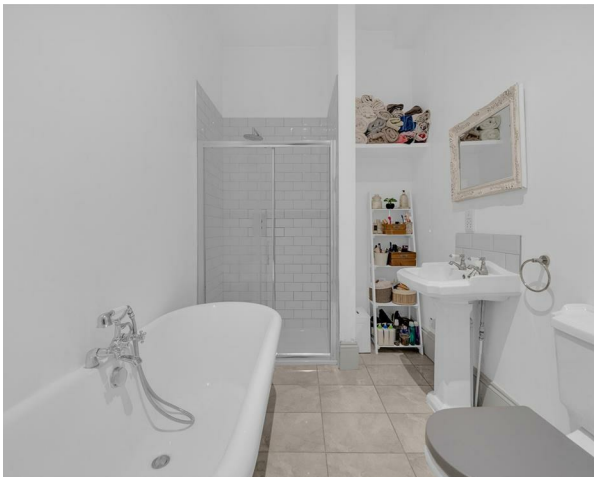
Forming part of an attractive converted Victorian period residence, this well-presented ground floor flat offers spacious and modern accommodation in a highly convenient location.

The property features two good size bedrooms, a stylish open plan living room, and a modern fitted kitchen featuring bi-folding doors leading directly to the garden. The bathroom is luxuriously appointed, complete with bath and separate shower.

A particular highlight is the private rear garden, providing a lovely outdoor space to relax or entertain. Off-street parking is also available to the rear on the private driveway with direct access from the garden.

Situated just a short walk from the town centre and excellent transport links, this home combines character, comfort and convenience – an ideal choice for professionals, couples or downsizers alike.

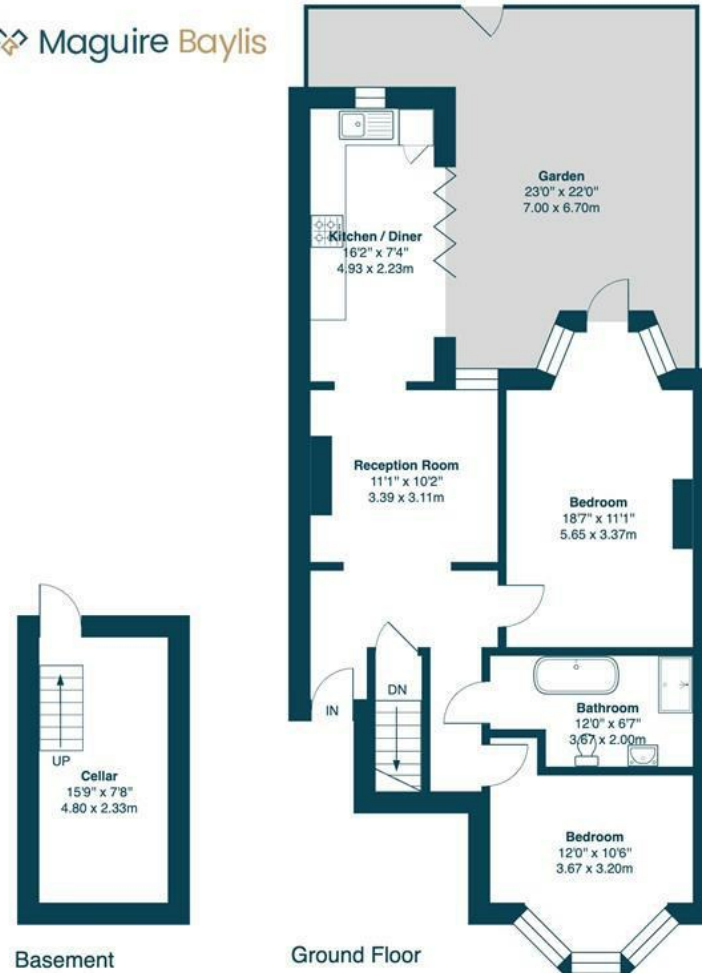
- GROUND FLOOR GARDEN FLAT
- TWO GOOD SIZE BEDROOMS
- MODERN & SPACIOUS FITTED KITCHEN
- OPEN PLAN LIVING ROOM
- LUXURIOUS BATHROOM WITH BATH & SEPARATE SHOWER
- DIRECT ACCESS TO PRIVATE REAR GARDEN
- OFF STREET PARKING AT REAR WITH DIRECT ACCESS FROM THE GARDEN
- LARGE BASEMENT WHICH IS CONVENIENT FOR STORAGE
- SHORT WALK TO TOWN CENTRE & TRANSPORT LINKS
- HIGHLY CONVENIENT LOCATION



College Road, BR1

Approximate Gross Internal Area = 875 sq ft / 81.3 sq m
(including cellar)

Maguire Baylis



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.
By Prime Square Photography / Copyright 2025

ENTRANCE PORCH

Private covered entrance porch approached to the side of building.

ENTRANCE LOBBY

Engineered wood flooring; radiator; open plan to the living room.

LIVING ROOM

14'1 x 11' (overall) (4.29m x 3.35m (overall))

Double glazed window to rear; engineered wood flooring; door to basement; radiator; open plan to kitchen.

KITCHEN

16' x 7'3 (4.88m x 2.21m)

Double glazed bi-folding doors to side leading to private garden; kitchen fitted with a range of modern white gloss wall and base units with worktops to two walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; built-in oven; double glazed window to rear; engineered wood flooring.

BEDROOM 1

18'2 x 11' (5.54m x 3.35m)

Double glazed doors with bay to rear leading to garden; original coved cornice ceiling; feature period cast iron fireplace; fitted shelving; engineered wood flooring; two radiators.

BEDROOM 2

12'5 (max) x 10' (into bay, plus door recess) (3.78m (max) x 3.05m (into bay, plus door recess))

Double glazed bay window to front; engineered wood flooring; radiator.

BATHROOM

12' x 6'6 (3.66m x 1.98m)

A large and impressive bathroom providing a modern suite comprising roll top bath; over-sized shower cubicle; pedestal wash basin; WC; tiled flooring; heated towel rail;/radiator.

BASEMENT

7'7 x 14' (max) (2.31m x 4.27m (max))

Useful storage space. With light and power.

GARDEN

15'4 x 22' (4.67m x 6.71m)

Gravelled for low maintenance; featuring built-in bench seating; gate to rear; covered storage to rear; outside tap.

PARKING

Driveway to rear providing off street parking for one large vehicle.

LEASE & MAINTENANCE

LEASE - 163 years remaining

SERVICE CHARGE - As and when

GROUND RENT - Peppercorn

LOCATION

What3words: ///mint.colleague.reach

COUNCIL TAX

London Borough of Bromley - Band B

VENDORS COMMENTS

We've absolutely loved living in this flat — it's been so much more than just a home for us. One of our favourite things has always been the lovely outdoor space, which gets sun for most of the day. It's been perfect for summer barbecues, dinner parties with friends, and quiet mornings with coffee in the sun.

Inside, both bedrooms are filled with natural light, giving the whole place a bright, welcoming feel. The second bedroom has truly evolved with us — from a cosy guest room, to a home office during lockdown, to a nursery for our first baby, and now a shared space for our toddler and baby. This flat is where we started our family, and it holds a very special place in our hearts.

The kitchen has been ideal for entertaining, especially with the folding doors that open right out to the garden — creating a great flow between indoors and outdoors.

We've also loved how close we are to everything. The high street is just a short walk away, and having three train stations nearby has made getting around really easy.

We hope the next owners will enjoy this home as much as we have. It's a space that holds so many happy memories, and we're excited for someone new to create their own here



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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.