

5 Blyth Wood Park 20 Blyth Road

Bromley, BR1 3TN

£650,000 Share of Freehold EPC: Band

Maguire Baylis







A stunning three bedroom apartment providing spacious accommodation extending to around 1200 sq ft over the first floor of this well located purpose built block.

This fantastic property has recently been the subject of complete updating and re-modelling to the highest of standards throughout. It is situated to the rear of the block enjoying glorious south westerly views across the lovely communal grounds towards Shortlands valley and beyond.

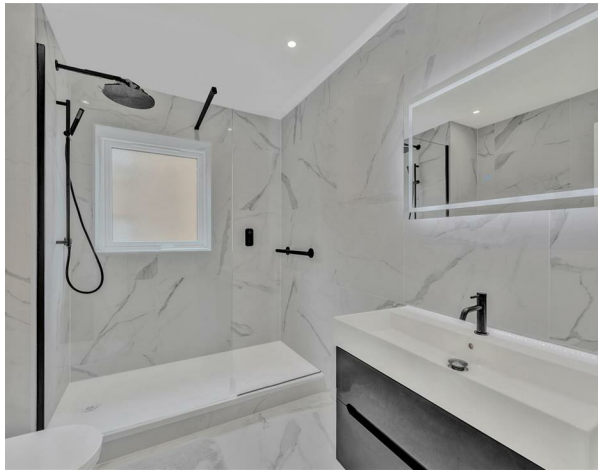
Internally, the accommodation comprises: an impressive entrance hallway with built-in storage; a vast 25' x 12' living room with access to the private 14' square outdoor covered terrace. This room also provides access to a large study room. The kitchen features a full range of high end German Hacker matt grey units with fully integrated appliances and complemented by white Corean marble effect worktops. There is also a separate fitted utility room.

There are two double bedrooms - the master with a luxuriously appointed en-suite with walk -in shower cubicle. The third bedroom is set up as a dressing and has been fitted out with a bespoke range of units incorporating pull out shoe drawers and flush LED lighting. There is also a separate well appointed bathroom/WC.

Blyth Wood Park is an exclusive development and provides beautifully kept and extensive communal gardens and secure underground allocated parking with two allocated spaces. The property is located just a few minutes walk from Bromley town centre, there are also stations nearby at Bromley North, Bromley South and Shortlands Village.

- STUNNING APARTMENT
- HIGH-END REFURBISHMENT THROUGHOUT
- SUPERB 1250 sq ft ACCOMMODATION
- TWO DOUBLE BEDROOMS - TWO LUXURY BATHROOMS
- IMPRESSIVE 25' LIVING ROOM
- PRIVATE OUTDOOR TERRACE
- FITTED DRESSING ROOM/BEDROOM 3
- LARGE STUDY (POTENTIAL FOURTH BEDROOM)
- FULLY FITTED KITCHEN - SEPARATE UTILITY ROOM
- EPC - BAND C



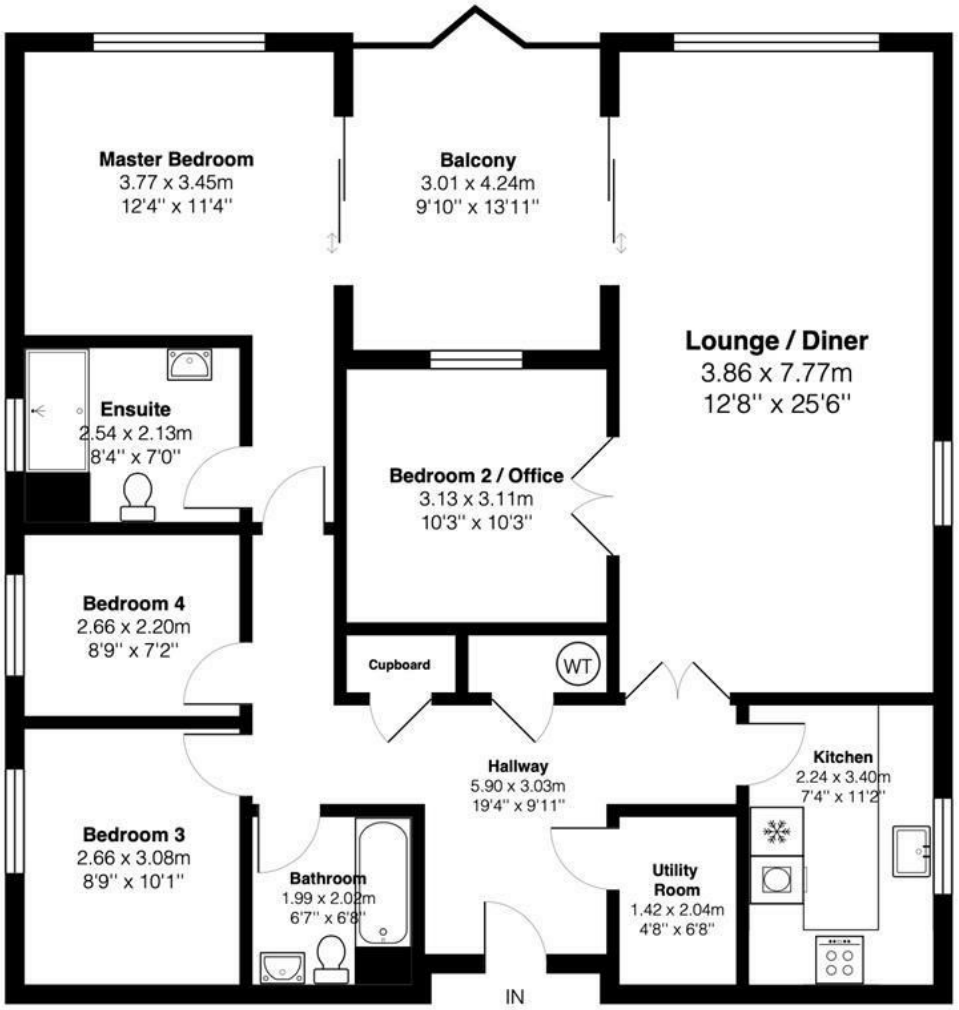


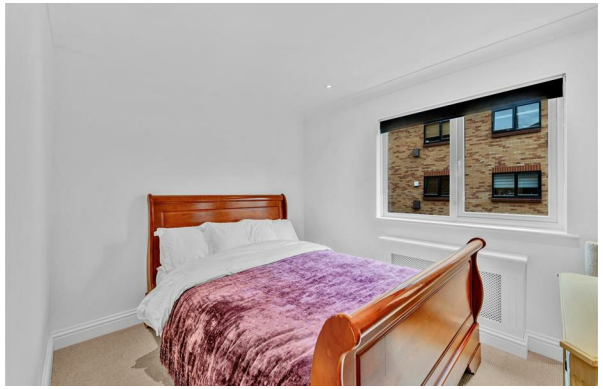


Blyth Wood Park

Total Area: 111.6 m² ... 1201 ft² (excluding balcony)

All measurements are approximate and for display purposes only









COMMUNAL HALLWAY
A spacious and welcoming entrance hallway featuring a built-in coats/storage cupboard; further built-in airing cupboard with pressuring hot water cylinder; radiator with fitted bespoke cover.

LIVING ROOM
25'6 x 12'7 (7.77m x 3.84m)
An impressive living room featuring double glazed windows to the rear and side plus sliding doors leading to the private outdoor terrace; fitted plantation window shutters; radiators with bespoke fitted covers; double doors leading to the study.

OUTDOOR TERRACE
14' max x 10' (4.27m max x 3.05m)
A large covered terrace providing a delightful south westerly aspect to the rear and enjoying views towards and beyond Shortlands valley. Tiled flooring; outside lighting.

KITCHEN
11' x 7'3 (3.35m x 2.21m)
Featuring a comprehensive range of recently fitted high end German wall and base units finished in matt grey with white marble effect Corean worktops to three walls; range of integrated Siemens appliances comprising oven, hob plus extractor hood, dishwasher and larder fridge. Feature glass splashbacks; tiled flooring; cupboard housing new gas boiler.

UTILITY ROOM
6'8 x 4'7 (2.03m x 1.40m)
Fitted worktop with space for washing machine and dryer under; space for larder freezer; heated towel rail; tiled flooring.

BEDROOM 1
12'5 x 11'3 (plus door recess) (3.78m x 3.43m (plus door recess))
A double aspect room with a double glazed window to the rear with fitted window shutters, plus sliding doors leading to the private terrace; radiator with bespoke fitted cover.

EN SUITE SHOWER ROOM
A modern and luxuriously appointed suite comprising large walk-in shower cubicle with digital shower featuring a ceiling mounted rain-shower head plus separate shower hose; over-sized wash basin/vanity unit; WC; fully tiled walls and flooring; extractor fan; heated towel rail.

BEDROOM 2
10'1 x 8'8 (3.07m x 2.64m)
Double glazed window to side; radiator with bespoke fitted cover;

DRESSING ROOM/BEDROOM 3
8'9 x 7'3 (2.67m x 2.21m)
This room is used a a dressing room serving the master bedroom. Fitted with a full range of high-end bespoke units featuring integrated LED lighting. Double glazed window to side; radiator with bespoke fitted cover.

BATHROOM
A recently installed and well appointed suite comprising panelled bath with mixer tap/shower handspray attachment; fitted wash basin/vanity unit; WC; part tiled walls; fitted mirrored medicine cabinet with LED lighting. Heated towel rail; tiled flooring; extractor fan.

STUDY
10'3 x 10'2 (3.12m x 3.10m)
Double glazed window to rear with fitted window shutters; radiator with bespoke fitted cover.

COMMUNAL GARDENS
Extensive and well maintained communal grounds to rear with large area of lawn, mature beds and border, further wooded area with seating.

PARKING
Two allocated space within the secure underground car park benefitting from direct lift access to the first floor, with the lift adjacent to the front door of the property.

LEASE & MAINTENANCE
LEASE - We are advised the property has a share of freehold with a lease of 900+ years.
MAINTENANCE - £4441.50 for the year 2022/2023.

COUNCIL TAX
London Borough of Bromley - Band F

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.