



93 Addison Road

Bromley, BR2 9RS

£400,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £400,000 – £425,000

Maguire Baylis are delighted to present to the market this attractive Victorian Cottage in the Heart of Chatterton Village.

This charming Victorian end-terrace cottage offers a welcoming blend of period character and modern convenience.

The property features two bedrooms, served by a stylish upstairs shower room (accessed via the second bedroom). A bay-fronted lounge sits to the front, complemented by a separate dining room and a spacious 19' fitted kitchen with direct access to the garden.

Outside, the property enjoys a generous 90' private rear garden – an excellent space for relaxing or entertaining.

Superbly located just yards from the wide range of shops and amenities in Chatterton Village, the house is also well placed for bus routes at Bromley Common, rail connections at Bickley and Bromley South, and a selection of highly regarded local schools.

Offering plenty of scope for future improvement, this is a fantastic opportunity to acquire a characterful home in a sought-after setting.

- VICTORIAN PERIOD END TERRACE COTTAGE
- TWO BEDROOMS ** MODERN UPSTAIRS SHOWER ROOM
- BAY FRONTED LOUNGE
- SEPARATE DINING ROOM
- 19' FITTED KITCHEN WITH ACCESS TO GARDEN
- LONG 90' PRIVATE REAR GARDEN
- HIGHLY POPULAR LOCATION JUST 'YARDS' FROM LOCAL SHOPS
- EASY ACCESS TO NEARBY TRANSPORT LINKS
- HIGHLY REGARDED LOCAL SCHOOLS
- GREAT SCOPE TO FURTHER IMPROVE





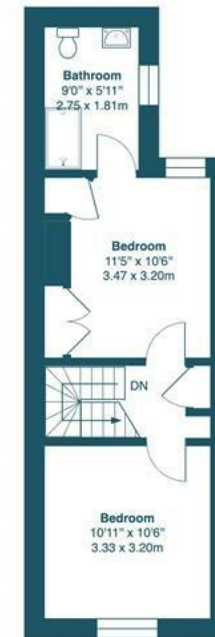
Addison Road, BR2

Approximate Gross Internal Area = 785 sq ft / 72.9 sq m

 Maguire Baylis



Ground Floor



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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ENTRANCE LOBBY

Front door to side of property; stairs to first floor.

LOUNGE

13' (into bay) x 10'5 (3.96m (into bay) x 3.18m)

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

DINING ROOM

13'8 x 10'5 (4.17m x 3.18m)

Double glazed window to rear; wood effect flooring; radiator; built-in understairs storage housing electricity meter. Door opening to kitchen.



KITCHEN

19'4 x 6'10 (max) (5.89m x 2.08m (max))

Double aspect with double glazed windows to rear and side, plus glazed door to side; fitted with a range of wood effect wall and base units with worktops to three walls; inset stainless steel sink; built-in stainless steel gas hob with extractor hood over; gas oven; radiator; vinyl flooring.

FIRST FLOOR LANDING

Fitted storage units; access to loft (loft with retractable ladder, light and part boarded for storage).

BEDROOM 1

10'6 x 11' (3.20m x 3.35m)

Double glazed window to front; radiator.

BEDROOM 2

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to rear; radiator; two fitted wardrobes within recesses; door to shower room.



SHOWER ROOM

A spacious shower room fitted with a modern suite comprising walk-in shower enclosure; fitted wash basin with vanity storage unit under; WC; part tiled walls; double glazed window to side; extractor fan; access to rear loft space.

GARDEN

approx 90' (approx 27.43m)

An attractive and good sized garden providing a central area of lawn with mature shrub beds; two patio/seating areas; timber shed; outside tap; side access via gate.

PARKING

On street. Residents parking permits required between 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £80 per vehicle/per year.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///nurse.inch.grace

AGENTS NOTE

There is a long-standing right of way via the side of the property, providing the neighbour at No. 91 occasional access to the front via a gate within the boundary fence.

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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.