



47 Madeira Avenue
Bromley, BR1 4AR
£550,000 Freehold EPC: D

 **Maguire Baylis**

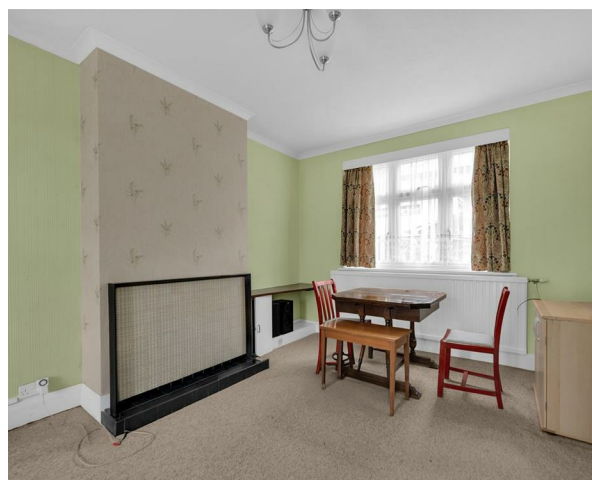


Maguire Baylis are pleased to present to the market this 1930's built end terrace family home which offers excellent potential for modernisation, situated within a highly sought-after and peaceful residential road.

This characterful property provides well-proportioned accommodation comprising two generous reception rooms, a kitchen retaining its original larder cupboard, and an upstairs family bathroom with separate WC. On the first floor there are three bedrooms – two of which are good-sized doubles – providing ample space for family living.

Externally, the house enjoys a delightful south-west facing rear garden extending to around 75 feet, together with a garage approached via the rear access road. The property is also offered to the market chain free, and represents a wonderful opportunity for those wishing to create a home to their own specification.

Conveniently located, the property is within easy reach of both Ravensbourne and Shortlands stations, providing excellent access into central London. Local shops, popular schools, and the amenities within Bromley are all nearby, while Beckenham Place Park – with its open green spaces, swimming lake, café and Mansion events – is just a short walk away.

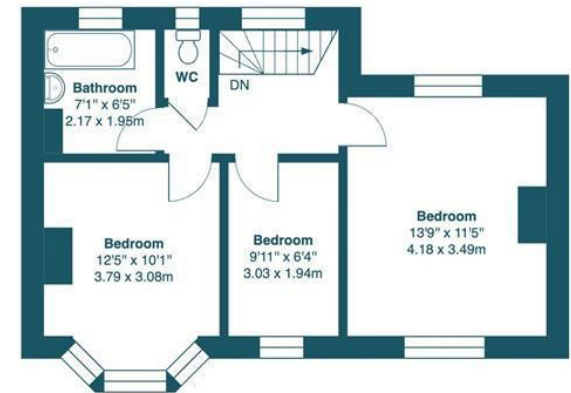


- 1930's BUILT END TERRACE FAMILY HOME
- REQUIRING UPDATING ** SCOPE FOR IMPROVEMENT
- THREE BEDROOMS
- TWO GOOD SIZE RECEPTION ROOMS
- KITCHEN WITH ORIGINAL LARDER CUPBOARD
- FAMILY BATHROOM UPSTAIRS ** SEPARATE WC
- 75' SOUTH-WEST FACING GARDEN
- GARAGE AT REAR
- HIGHLY POPULAR & QUIET RESIDENTIAL ROAD
- CHAIN FREE SALE



Madeira Avenue, BR1

Approximate Gross Internal Area = 1069 sq ft / 99.3 sq m



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 PORCH

Enclosed entrance porch with double glazed door to front; tiled flooring; porch light.

HALLWAY

A welcoming hallway featuring original part glazed front door; radiator; stairs to first floor.

THROUGH LOUNGE

21' x 11' (6.40m x 3.35m)

Double glazed French doors to rear plus double glazed window to front; two radiators.

DINING ROOM

11'10 x 11'11 into bay (3.61m x 3.63m into bay)

Double glazed bay window to front; radiator; fitted shelving and storage units within recesses.

KITCHEN

11'2 x 9'2 (3.40m x 2.79m)

Double glazed window to rear plus part glazed door to side; wall and base units and worktop with inset sink; cupboard housing gas boiler; original built-in larder cupboard.

FIRST FLOOR LANDING

Double glazed window to rear; access to loft space.

BEDROOM 1

13'8 x 11'3 (4.17m x 3.43m)

Double glazed windows to front and rear; radiator.

BEDROOM 2

12'3 x 10'1 (3.73m x 3.07m)

Double glazed bay window to front; radiator; hot water cylinder; fitted shelving.

BEDROOM 3

10' x 6'4 (3.05m x 1.93m)

Double glazed window to front; radiator.

BATHROOM

Double glazed window to rear; suite comprising bath; pedestal wash basin; original wall tiling; heated towel rail.

SEPARATE WC

Double glazed window to rear; WC; original wall tiling.

GARDEN

approx 75' (approx 22.86m)

The rear garden provides a sunny south westerly aspect and features a paved patio terrace; main area of lawn; two timber sides; side access via gate; outside water tap.

GARAGE

Full width garage to rear approached via shared accessway to the side of the house.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///gets.client.papers



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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.