



6 Mackintosh Street
Bromley, BR2 9GF
£550,000 Freehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to present this well-appointed three-bedroom townhouse, situated within the ever-popular Trinity Village development. Offered to the market with no onward chain, the property has been maintained to a very good standard throughout and represents excellent value, providing a generous amount of versatile living space arranged over three floors.

The ground floor features a spacious lounge/dining room with direct access to the garden, a modern fitted kitchen, and a downstairs WC. To the first floor, you will find two well-proportioned double bedrooms along with a family bathroom/WC. The top floor is dedicated to an impressive master suite, complete with a walk-in wardrobe/dressing area and an en-suite shower room/WC.

Additional benefits include allocated parking for two cars, positioned directly behind the property, and an attractive rear garden measuring approximately 30ft.

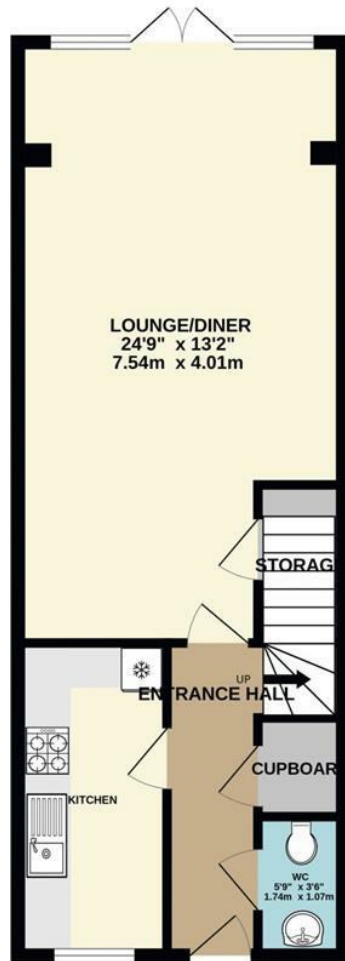
Trinity Village is well placed for highly regarded local schools and is just a short walk from nearby bus links, providing convenient access to Bromley town centre and its mainline stations.



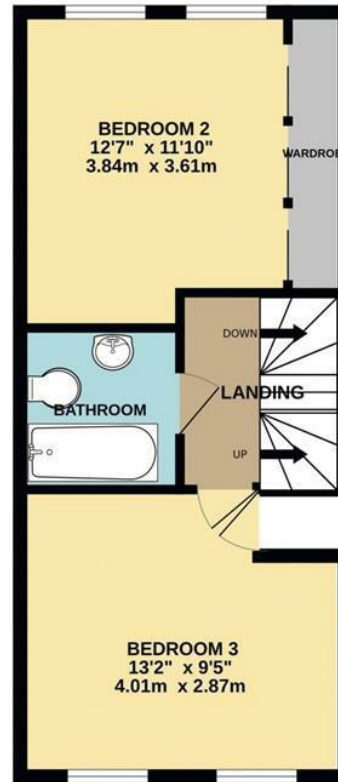
- WELL-APPOINTED THREE BEDROOM TOWNHOUSE
- POPULAR TRINITY VILLAGE DEVELOPMENT
- NO ONWARD CHAIN
- SPACIOUS LOUNGE / DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS PLUS MASTER SUITE
- MASTER BEDROOM WITH WALK-IN WARDROBE & EN-SUITE
- APPROX. 30FT REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- CLOSE TO LOCAL SCHOOLS & EXCELLENT TRANSPORT LINKS



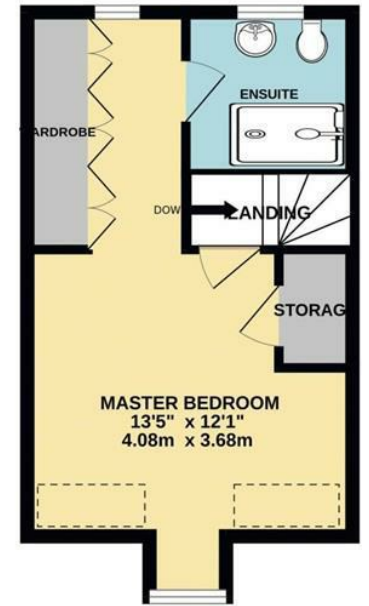
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE PORCH

Covered front entrance with outside light.

HALLWAY

Front door, wood effect flooring; built-in storage cupboard.

DOWNSTAIRS WC

WC suite; fitted wash basin.

LOUNGE/DINER

24'9 x 13'2 (7.54m x 4.01m)

Double glazed French door and window to rear leading to the garden.

KITCHEN

12'10" x 6'2" (3.92m x 1.89m)

Double glazed window to front; fitted with a comprehensive range of gloss wood effect wall and base units with worktops to two walls; built-in electric double oven; gas hob with extractor hood over; integrated appliances.

FIRST FLOOR LANDING

BEDROOM 2

12'7 x 11'10 (3.84m x 3.61m)

Two double glazed windows to rear; built-in wardrobes to one wall.

BEDROOM 3

13'2 x 9'5 (4.01m x 2.87m)

Two double glazed windows to front.

BATHROOM

Suite comprising panelled bath; pedestal wash basin; WC; part tiled walls; tiled flooring; heated towel rail.

TOP FLOOR LANDING

BEDROOM 1

13'5 x 12'1 (4.09m x 3.68m)

Double glazed dormer window to front; built-in storage cupboard housing hot water cylinder; opening to dressing area with range of built-in wardrobes to one wall; skylight window to rear. Door to:

EN SUITE SHOWER

Skylight window to rear; suite comprising fitted shower enclosure; pedestal wash basin; WC; part tiled walls; tiled flooring; heated towel rail.

GARDEN

approx 30' (approx 9.14m)

Private rear garden, mainly lawn with paved patio area and pathway to rear gate leading to covered parking area.

PARKING

Allocated, covered parking to rear. Space for two vehicles parking in tandem.

COMMUNAL SERVICE CHARGE

Charge for cost of upkeep to the private estate - approx £1000 pa

COUNCIL TAX

London Borough of Bromley - Band F

LOCATION

What3words: ///showed.crops.void

AGENTS NOTE

We are advised the parking spaces are on a separate title and held under a lease of 99 years. The house is freehold.



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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.