



50 Morgan Road

Bromley, BR1 3QF

**£300,000 Share of Freehold EPC: Band D**

 **Maguire Baylis**





Guide Price: £300,000 – £325,000.

Maguire Baylis are delighted to offer to the market this two bedroom Victorian ground floor maisonette located within an attractive residential road, conveniently located within an easy walk of Bromley town centre, Bromley North station, plus Sundridge Park village.

The property, which is offered for sale on a chain free basis, provides super accommodation with high ceilings adding to a general feeling of space, comprising: own front door leading to entrance hallway; bay front lounge; spacious kitchen/diner with appliances to remain; two bedrooms – one double and one single room; useful rear lobby/utility; bathroom at rear.

Outside, the private rear garden provides great potential to enjoy outdoor entertaining.

Conveniently located, nearby facilities include local shops, with both a Co-op and Tesco Express close by. There are also a number of further shops and amenities close by in Sundridge Park and Bromley town centre, with The Glades retail centre, all within easy reach by foot.

- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- PRIVATE GARDEN TO REAR
- FITTED KITCHEN/DINER
- BAY FRONTED LOUNGE
- BATHROOM – SHOWER OVER BATH
- HIGHLY POPULAR, QUIET ROAD
- SHORT WALK TO SUNDRIDGE PARK & BROMLEY TOWN CENTRE
- CHAIN FREE SALE
- EPC – BAND D



## Morgan Road BR1

Total Area: 64.6 m<sup>2</sup> 696 ft<sup>2</sup>



Ground 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.





### ENTRANCE PORCH

Recessed entrance porch with original mosaic tiled pathway to front.

### HALLWAY

Front door; dado rails; deep built-in understairs storage cupboard housing meters and fuse box (new fuse box installed 2021).

### LOUNGE

13'1 x 10'7 (3.99m x 3.23m)

Double glazed bay window to front; radiator; recessed fireplace with tiled insets; picture rails.

### BEDROOM 1

11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to rear; radiator; built-in wardrobe.

### BEDROOM 2

8'8 x 7'10 (2.64m x 2.39m)

Double glazed window to side; radiator.

### KITCHEN

12'1 x 10'1 (3.68m x 3.07m)

Double glazed window to side; fitted with a range of Shaker style wall and base units with worktops to two walls; inset stainless steel sink; electric cooker, fridge/freezer to remain; extractor hood over; part tiled walls; radiator; wood effect flooring; extractor fan. Door to rear lobby/utility.

### REAR LOBBY/UTILITY

6'2 x 5'4 (1.88m x 1.63m)

Double glazed window to rear plus double glazed door to

rear leading to garden; fitted worktop with space/plumbing for washing machine under (washing machine to remain); door to bathroom.

### BATHROOM

Two double glazed windows to rear; suite comprising panelled bath with built-in shower over; pedestal wash basin; WC; part tiled walls; tiled flooring; wall cupboard housing Vaillant gas combi boiler.

### GARDEN

30' x 9' (9.14m x 2.74m)

A private garden at the rear, paved patio area and pathway. Gate at rear for rear access.

### PARKING

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

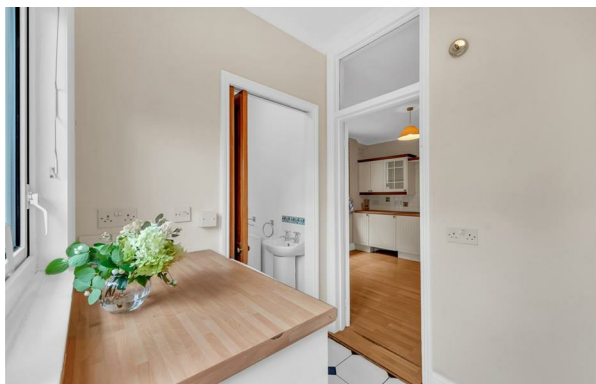
### LEASE & MAINTENANCE

LEASE - Share of freehold. 999 Year Lease.

MAINTENANCE - Shared, as and when required.

### COUNCIL TAX

London Borough of Bromley - Band C



Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Hayes  
49 Station Approach  
Hayes  
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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.