16 Grasmere Road

Bromley, BR1 4BA

£575,000 Freehold EPC: Band D

Maguire Baylis

Maguire Baylis are pleased to present this attractive end terrace family home, ideally located on a sought after leafy road within easy reach of excellent local amenities.

The property offers well proportioned accommodation throughout, including a spacious living room positioned to the rear, featuring full width windows and French doors opening directly onto the garden – creating a bright and inviting space ideal for both everyday living and entertaining. To the front, there is a fitted kitchen/diner, providing a practical and well arranged layout.

To the first floor are three good size bedrooms, served by a well appointed family bathroom, with the added convenience of a downstairs WC.

A particular feature of the property is the mature gardens to the rear and side, providing a pleasant outdoor space with scope to further enhance, if desired. There is also a garage en bloc.

The location is a real highlight, being well placed for both Shortlands and Ravensbourne stations, offering excellent links into London, as well as being within easy reach of Bromley town centre. Beckenham Place Park, with its wide range of leisure facilities and open green space, is also close by.

- END TERRACE FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM PLUS DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- FITTED KITCHEN/DINER
- MATURE GARDENS TO REAR & SIDE
- GARAGE EN BLOC
- SOUGHT AFTER LEAFY ROAD
- SHORTLANDS & RAVENSBOURNE STATIONS NEARBY
- EASY REACH BROMLEY TOWN CENTRE

Grasmere Road, BR1

Approximate Gross Internal Area = 954 sq ft / 88.6 sq m
Garage Area = 131 sq ft / 12.1 sq m
Total Area = 1085 sq ft / 100.7 sq m

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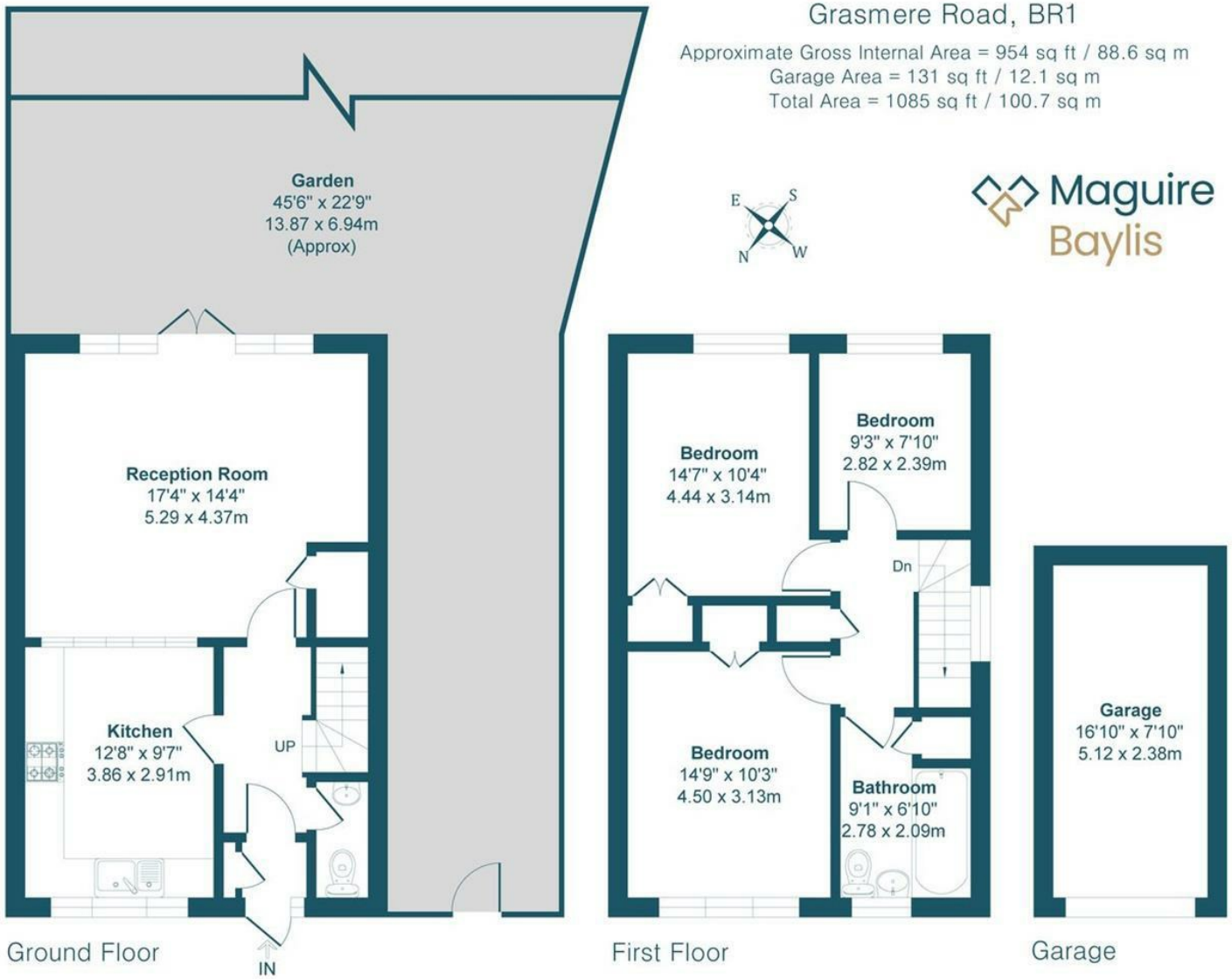

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

ENCLOSED PORCH
Enclosed double glazed porch.

ENTRANCE HALLWAY
Glazed front door; stairs to first floor.

DOWNSTAIRS WC
Inset wash basin; WC.

LIVING ROOM
With full width double glazed windows and French doors to rear; wood effect flooring; deep built-in storage cupboard.

KITCHEN
Double glazed window to front; fitted with a comprehensive range of wall and base unit with worktops to two walls; built-in oven & hob.

FIRST FLOOR LANDING
Double glazed window to side; access to loft (loft with retractable loft ladder, boarded for storage and with a light).

BEDROOM 1
Double glazed window to front; built-in wardrobes.

BEDROOM 2
Double glazed window to rear; built-in wardrobes.

BEDROOM 3
Double glazed window to rear.

BATHROOM
Fitted with a modern, well appointed suite comprising bath with built-in shower over; wash basin with vanity storage under; WC. Built-in storage cupboard.

GARDEN
Attractive, mature gardens to rear and side providing complete seclusion. The rear being terraced with a pathway. The side area level and with a garden shed,, gate to the front.

GARAGE
Single garage en bloc.

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///twin.forum.groups

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104 Beckenham Lane
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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.