



3 Great Elms Road

Bromley, BR2 9NE

£585,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this charming three double bedroom family home, offering approximately 1,348 sq ft of spacious and well-balanced living accommodation. Ideally situated close to local bus routes, highly regarded schools, and parks, the property is just 0.6 miles from Bromley South Station, providing fast and frequent services to London Victoria in under 20 minutes.

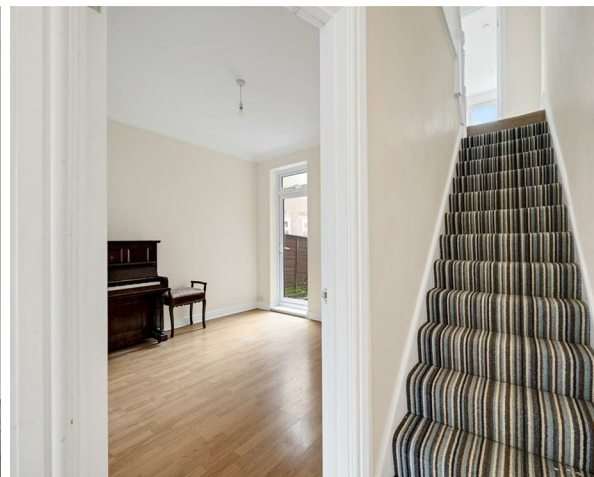
The ground floor features a welcoming entrance hallway, a bright and airy living room with an attractive bay window and log burner, and a dining room which flows seamlessly into a spacious fitted kitchen. To the rear, there is an additional reception room together with a WC, offering flexible accommodation perfectly suited to modern family living.

On the first floor are two generously sized double bedrooms and a stylish four-piece family bathroom. The second floor is dedicated to the impressive principal bedroom, complete with its own en-suite bathroom.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio seating area ideal for outdoor entertaining. To the front, there is off-street parking. A rear access leads to a secure armoured motorbike shed, while the garden also features a separate armoured bicycle shed.

Great Elms Road is one of the most sought after roads and is notably quiet, yet within easy reach of the town centre and Bromley South Station. The road is well served for schools and is within the catchment of the highly regarded Raglan primary and infant school and Bromley town centre is less than half a mile away with its abundance of notable restaurants and shopping facilities

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- LARGE GARDEN
- 0.6 MILES TO BROMLEY SOUTH STATION
- EXCELLENT SCHOOL CATCHMENT
- POTENTIAL TO EXTEND STPP
- LARGE FAMILY BATHROOM
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM





Great Elms Road, BR2

Approximate Gross Internal Area = 145 sq ft / 135.2 sq m

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This floor plan was produced using RICS measurements standards 2nd edition.
 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 HALL

Door to front, laminate flooring, doors leading to reception room and dining room.

RECEPTION ROOM

Double glazed window to front, laminate flooring, feature wood burning fire.

DINING ROOM

Double glazed door to garden, laminate flooring, opening to kitchen.

KITCHEN

Double glazed window to side, range of wall and base units, opening to extension which can be used as a dining area/TV area, doors to garden.

CLOAKROOM

W/C and wash hand basin.

BEDROOM 1

Double glazed windows to front, vinyl flooring.

BEDROOM 2

Double glazed window to rear, carpet.

FAMILY BATHROOM

Dual aspect frosted double glazed windows, fully tiled walls and floors, wash hand basin with vanity unit above, bath with shower attachments, walk in shower, w/c, heated towel rail.

MASTER BEDROOM

Loft room with Velux windows, carpet, eaves storage.

ENSUITE

Double glazed window to rear, fully tiled walls and flooring, walk in shower, w/c.

GARDEN

Mainly laid to lawn, patio area, secure armoured motorbike shed, while the garden also features a separate armoured bicycle shed.

PARKING

Paved off street parking to front.

COUNCIL TAX

London borough of Bromley council tax band - D

LOCATION

///dull.ahead.other



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.