

15 Bracken Hill Lane

Bromley, BR1 4AJ

£550,000 Freehold EPC: Band D

Maguire Baylis







Guide Price: £550,000 - £575,000. Maguire Baylis are delighted to offer for sale this spacious and well-presented four bedroom end townhouse, enjoying a popular and peaceful no-through road setting within easy reach of Bromley town centre.

Arranged over three floors and providing some 1,224 sq ft of versatile accommodation, the property offers an excellent layout for family living. The ground floor features a generous bedroom together with a shower room, plus a particularly useful storage/utility room with plumbing for a washing machine, providing additional practical space.

The first floor is centred around an impressive 19' reception room, providing plenty of space for both living and dining areas. There is also a fitted kitchen with direct access onto the rear garden, together with a separate WC.

Three further bedrooms are located on the second floor, along with a well-appointed family bathroom featuring both a bath and separate shower cubicle. The property also benefits from excellent built-in storage throughout.

Outside, there is a private driveway providing off-street parking to the front, whilst the rear garden extends to approximately 39' and enjoys a pleasant, established setting.

Bracken Hill Lane is a sought-after residential location, tucked away within a quiet cul-de-sac yet conveniently placed for Bromley town centre and its extensive shopping and leisure facilities. Bromley North, Bromley South and Shortlands stations are all within easy reach, whilst the highly regarded Valley Primary School is also close by.

A spacious and adaptable family home in a convenient yet peaceful location, viewing is highly recommended. Offered for sale chain free.

- FOUR BEDROOM END TOWNHOUSE
- SPACIOUS & VERSATILE ACCOMMODATION
- IMPRESSIVE 19' RECEPTION ROOM
- GROUND FLOOR BEDROOM & SHOWER ROOM
- USEFUL STORAGE/UTILITY ROOM
- WELL-APPOINTED UPSTAIRS FAMILY BATHROOM
- PRIVATE DRIVEWAY PROVIDING OFF-STREET PARKING
- QUIET & SOUGHT-AFTER NO-THROUGH ROAD
- CONVENIENT FOR BROMLEY TOWN CENTRE, STATIONS & LOCAL SCHOOLS
- CHAIN FREE SALE





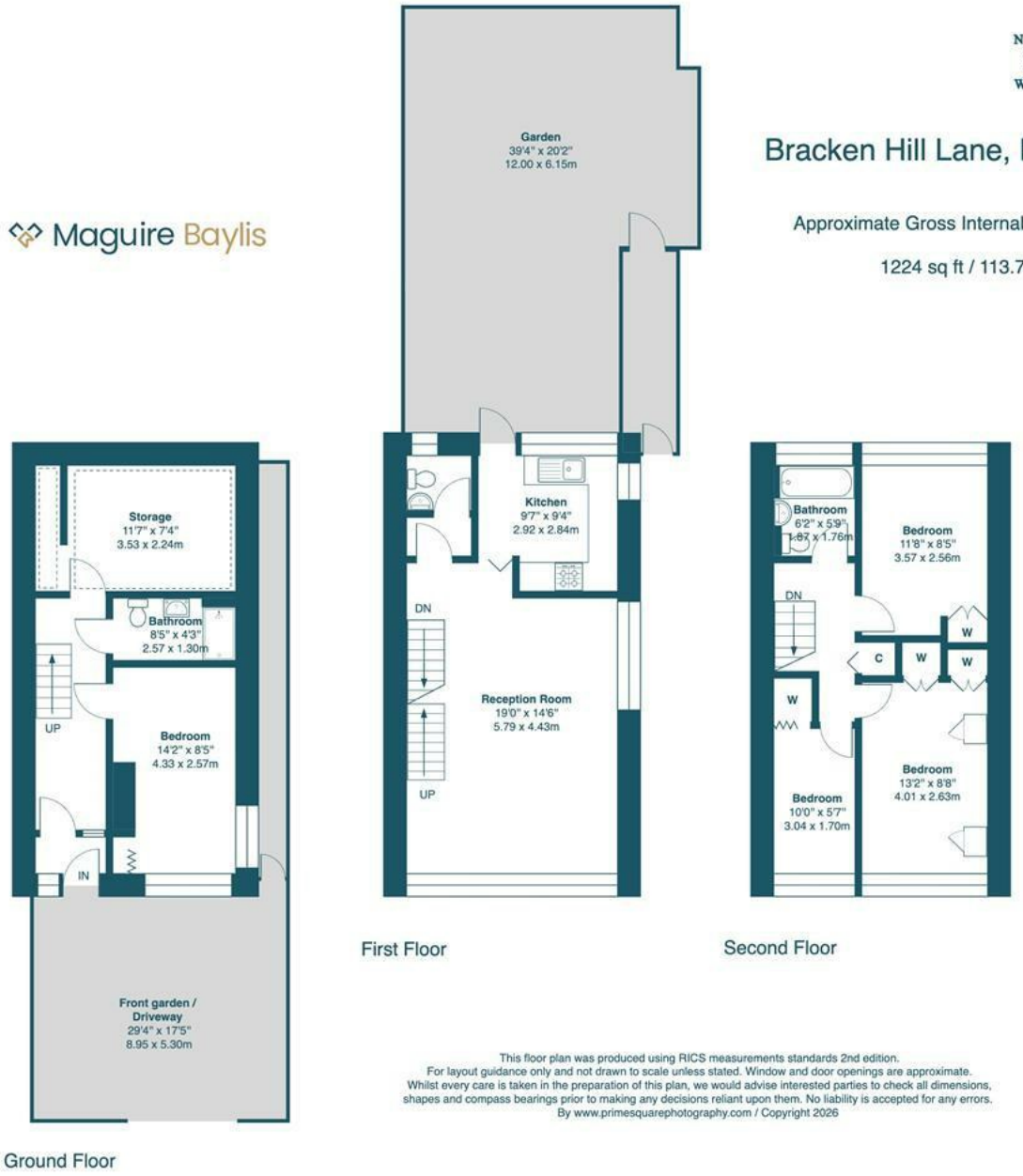


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Bracken Hill Lane, BR1

Approximate Gross Internal Area:

1224 sq ft / 113.7 sq m



Ground Floor

First Floor

Second Floor

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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ENCLOSED ENTRANCE PORCH

HALLWAY
Glazed front door; built-in coats/storage cupboard; useful understairs recess.

GROUND FLOOR SHOWER/WC
Modern three piece suite featuring a full width shower enclosure; fully tiled walls.

BEDROOM 4
Double glazed window to front; built-in storage cupboard.

UTILITY/STORE ROOM
A useful and highly practical space to the rear of the property providing plenty of storage space , plus space/plumbing for washing machine and tumble dryer.

UPPER (MIDDLE) FLOOR
Whilst first floor to the front; this floor provides direct access to the garden to the rear from the kitchen.

LIVING ROOM
A bright and spacious room featuring a large picture window to the front. Staircase to top floor.

LOBBY
Providing additional storage; door to WC.

WC
Window to rear; WC and wash basin.

KITCHEN
Double glazed door leading to rear garden; fitted with a range of wall and base units with wood effect worktops.

TOP FLOOR LANDING
Storage cupboard housing gas combi boiler.

BEDROOM 1
Double glazed window to front; range of fitted plus built-in wardrobes/bedroom units.

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

BEDROOM 3
Double glazed window to front; built-in storage cupboard.

FAMILY BATHROOM
A modern well appointed three piece suite featuring bath with built-in shower over.

GARDEN
An attractive rear garden. Mainly laid to lawn. Side access.

DRIVEWAY
Driveway to front providing off street parking.

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///influencing.sprint.whips

AGENTS NOTE
A pathway runs along the side and rear of the garden, providing rear access for the three neighbouring properties. We understand that this access is rarely used and, with the boundary fencing currently open, the pathway has been enjoyed by the owners as part of the garden.

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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.