



26 Aylesbury Road

Bromley South, BR2 0QP

£525,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £525,000 – £550,000. Maguire Baylis are delighted to present to the market this well presented two double bedroom, two bathroom semi-detached house, pleasantly situated within a quiet residential crescent, yet just a short walk from Bromley town centre and Bromley South station.

The property provides bright and well-proportioned accommodation comprising two separate reception rooms, a modern fitted kitchen, two double bedrooms – the master featuring a spacious en-suite bathroom – in addition to a ground floor shower room/WC – both finished to a modern standard.

Outside, there is an attractive, low-maintenance rear garden extending to around 50', providing an ideal space for relaxing and entertaining.

The location is exceptional, just a short walk from Bromley South station and Bromley town centre, whilst also within easy reach of Shortlands station and the open spaces of Queensmead Recreation Ground. St Mark's Primary School is situated just a few yards away.

- ATTRACTIVE PERIOD SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MASTER WITH SPACIOUS EN SUITE BATHROOM
- GROUND FLOOR SHOWER ROOM/WC
- TWO RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- ATTRACTIVE LOW MAINTENANCE GARDEN
- QUIET CRESCENT ROAD – CLOSE TO TOWN CENTRE
- JUST 0.3 MILES TO BROMLEY SOUTH STATION
- GREAT SCHOOLS NEARBY INCLUDING ST MARKS PRIMARY



Ground Floor



Aylesbury Road, BR2

Approximate Gross Internal Area:
740 sq ft / 68.7 sq m

Maguire Baylis



First 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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ENTRANCE HALL

Entrance door to side; stairs to first floor.

LOUNGE

11'4 x 10' (3.45m x 3.05m)

Double glazed window to front; exposed brick feature chimney breast.

DINING ROOM

11'4 x 10'4 (3.45m x 3.15m)

Double glazed window to rear; deep built-in understairs storage cupboard.

KITCHEN

8'6 x 7'2 (2.59m x 2.18m)

Double glazed window and part glazed door to side; fitted with a modern and well appointed range of wall and base units with worktops to two walls; door to:

SHOWER ROOM/WC

Double glazed window to rear; modern, well appointed three piece suite.

FIRST FLOOR LANDING

BEDROOM 1

11'4 x 10'6 (3.45m x 3.20m)

Double glazed window to rear; deep built-in storage cupboard; door to:

BEDROOM 2

11'4 x 10' (3.45m x 3.05m)

Double glazed window to front.

EN SUITE BATHROOM

Double glazed window to rear; modern, well-appointed three piece suite featuring bath with built-in shower over.

GARDEN

approx 50' x 16'7 (approx 15.24m x 5.05m)

Secluded rear garden; side access via gate.

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///bolt.picked.things



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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.