



46 Stanley Road

Bromley, BR2 9JH

£2,600 Per Month EPC: Band D

 **Maguire Baylis**



Maguire Baylis are delighted to present to let this charming Victorian semi-detached family home, tucked away within a quiet and highly sought-after cul-de-sac just a short walk from Bromley South station and the town centre.

Offering bright, spacious and characterful accommodation arranged over three floors, the property has been well maintained throughout and provides a blend of charm and modern convenience.

The ground floor comprises a welcoming entrance hall, a spacious living room, separate dining room, together with a well-appointed fitted kitchen, useful utility area, plus ground floor shower room/WC. To the upper floors there are three good size bedrooms, including an impressive principal bedroom featuring a spacious en suite bathroom with both bath and separate shower enclosure. The top floor bedroom further benefits from its own en suite WC and wash basin.

Outside, the property enjoys a sunny south facing garden offering low maintenance. There is also the added benefit of off-street parking to the front.

Stanley Road is perfectly positioned for Bromley South station, providing fast and frequent services into London Victoria, together with easy access to Blackfriars and the City. Bromley town centre and The Glades shopping centre are also close by, offering an excellent range of shops, restaurants and leisure facilities.

Offered unfurnished. Available immediately.

- CHARMING PERIOD SEMI
- SPACIOUS THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS PLUS ENSUITE WC
- TWO SPACIOUS RECEPTION ROOMS
- WELL FITTED KITCHEN & SEPARATE UTILITY
- SUNNY SOUTH-FACING LOW MAINTENANCE GARDEN
- PARKING TO FRONT FOR TWO CARS
- CONVENIENT & QUIET ROAD
- EASY ACCESS TO BROMLEY SOUTH & TOWN CENTRE
- UNFURNISHED ** AVAILABLE IMMEDIATELY



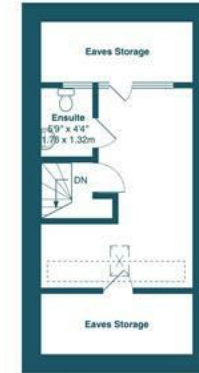


Stanley Road, BR2

Approximate Gross Internal Area = 1262 sq ft / 117.3 sq m



Ground Floor



Second Floor



First Floor

 Maguire Baylis

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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HALLWAY

Front door to side; wood flooring; stairs to upper floors.

LOUNGE

Double glazed sash window to front; fireplace; fitted wall shelving.

DINING ROOM

Double glazed window to side; wood flooring; door to:

KITCHEN

Double glazed window to side; fitted with a comprehensive range of wooden wall and base units; leading to:

UTILITY ROOM

Double glazed window to rear and window to side; fitted worktop; cupboard housing gas boiler. Door to:

DOWNSTAIRS SHOWER ROOM/WC

Double glazed sash window to rear; modern three piece suite; fully tiled walls and flooring.

FIRST FLOOR LANDING

Double glazed window to side; stairs to top floor.

BEDROOM 1

Double glazed sash window to rear; door to:

EN SUITE BATHROOM

Double glazed sash window to rear; four piece suite featuring bath and separate shower cubicle.

BEDROOM 2

Double glazed sash window to front.

TOP FLOOR

BEDROOM 3

Double glazed window to rear plus skylight window to front; door to:

EN SUITE WC

Double glazed window to rear; WC; fitted wash basin.

GARDEN

A sunny, south facing private garden offering low maintenance. Side access via gate; paved patio area; artificial lawn.

PARKING

Paved frontage providing off street parking for two cars.

COUNCIL TAX

London Borough of Bromley - Band D.

Nb: The landlord is retaining the annexe to the rear of the property for occasional use. On this basis they will be sharing the cost of the council tax.

LOCATION

What3words: nobody.file.runs

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.