



## 9 Tall Elms Close

Bromley, BR2 0TT

**£750,000 Freehold EPC: D**

 **Maguire Baylis**



GUIDE PRICE £750,000 - £775,000

Maguire Baylis are pleased to present to the market this detached five bedroom family home situated in a quiet and sought-after cul-de-sac, ideally positioned within easy reach of Bromley town centre and Bromley South station, with fast and direct links to London Victoria.

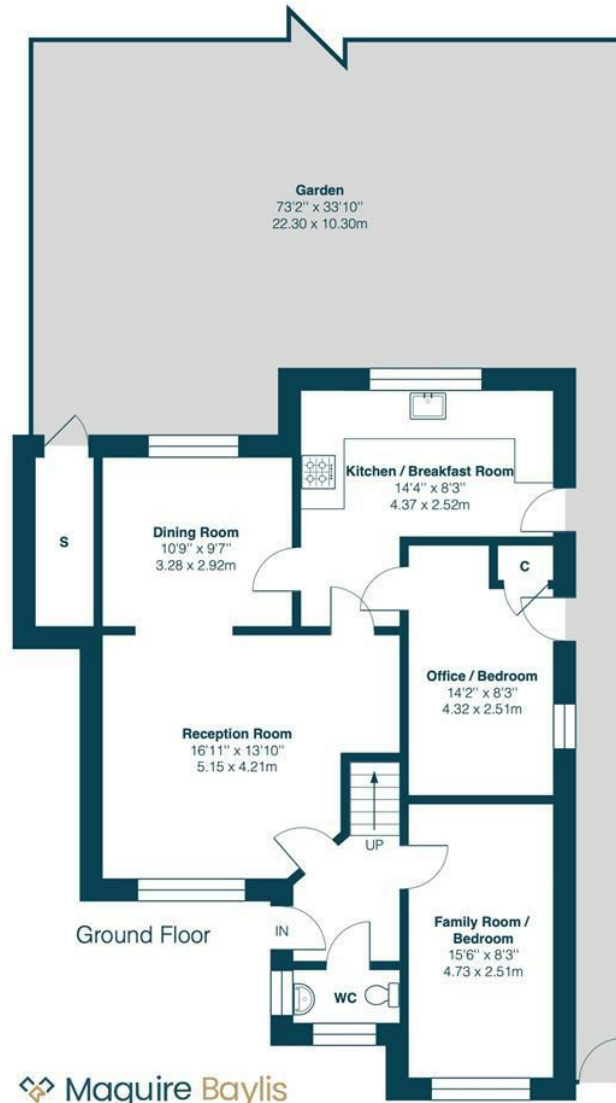
Offering generous and flexible accommodation, the property features three reception rooms, a fitted kitchen, a family bathroom, and a useful downstairs WC. While well maintained, the house would now benefit from some general updating—presenting a fantastic opportunity for buyers to personalise and add value.

To the rear, a delightful south-facing garden provides a lovely outdoor space, perfect for relaxing or entertaining. A driveway to the front adds to the convenience, and the property is offered to the market chain free.

The area is well served by popular local schools, including the highly regarded Highfield Primary, making this an excellent long-term home for growing families.

- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- FAMILY BATHROOM \*\* DOWNSTAIRS WC
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- DELIGHTFUL SOUTHERLY ASPECT GARDEN
- DRIVEWAY TO FRONT
- SUPER CUL DE SAC LOCATION
- EASY REACH TOWN CENTRE & BROMLEY SOUTH STATION
- CHAIN FREE SALE



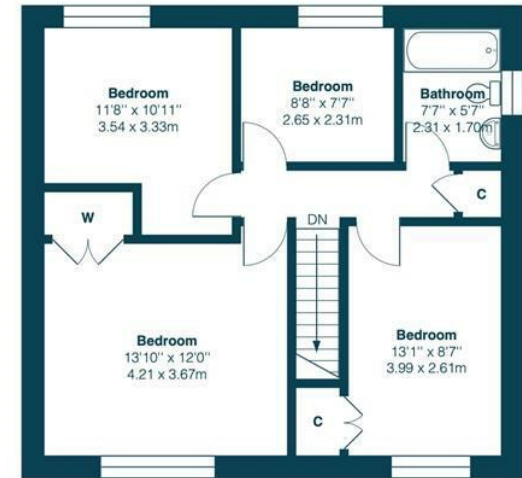


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## Tall Elms Close, BR2

Approximate Gross Internal Area = 1483 sq ft / 137.8 sq m



This plan is 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.  
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### ENTRANCE HALLWAY

Part glazed front door; wood effect flooring; stairs to first floor.

### DOWNSTAIRS WC

Double glazed windows to front and side; WC; fitted wash basin with storage under; radiator.

### LOUNGE

14' (plus recess) x 13'8 (4.27m (plus recess) x 4.17m)

Double glazed window to front; radiator; wood effect flooring; double opening to:

### DINING ROOM

10'9 x 9'7 (3.28m x 2.92m)

Double glazed window and door to rear; radiator; wood effect flooring.

### KITCHEN

14'1 x 8'3 (plus door recess 4'10) (4.29m x 2.51m (plus door recess 1.47m))

Double glazed window to rear and door to side; fitted with a range of white wall and base units with worktops to three walls; fitted gas hob with extractor hood over; electric oven; radiator.

### TV ROOM

15'5 x 8'6 (4.70m x 2.59m)

Double glazed window to front; wood effect flooring; radiator.

### STUDY ROOM

14'1 x 8'6 (4.29m x 2.59m)

Double glazed window and door to side; wood effect flooring; radiator; fitted cupboard housing electricity consumer unit.

### FIRST FLOOR LANDING

Access to loft (loft with fitted retractable ladder, boarded for storage); built-in cupboard housing hot water cylinder.

### BEDROOM 1

13'9 x 12' (4.19m x 3.66m)

Double glazed window to front; radiator; built-in double wardrobe.

### BEDROOM 2

13' x 8'7 (3.96m x 2.62m)

Double glazed window to front; radiator; built-in double wardrobe.

### BEDROOM 3

11'7 x 10'10 (max) (3.53m x 3.30m (max))

Double glazed window to rear; radiator.

### BEDROOM 4

8'8 x 7'7 (2.64m x 2.31m)

Double glazed window to rear; radiator.

### BEDROOM 5

15'6" x 8'3" (4.72m x 2.51m)

Double glazed window to front

### BATHROOM

Double glazed window to side; suite comprising panelled bath with built-in shower over; fitted wash basin; WC; fully tiled walls; radiator.

### GARDEN

67" x 34' (20.42m' x 10.36m)

An attractive garden providing a sunny southerly aspect. Mainly laid to lawn and with mature evergreen trees to the rear. Full width paved patio; side access via gate; outside tap;

### PARKING

Drive to front providing off street parking.

### COUNCIL TAX

London Borough of Bromley - Band F

### LOCATION

Location: ///whites.manliness.tribe



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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.