



44A Morgan Road

Bromley, BR1 3QF

£280,000 Share of Freehold EPC: C

 **Maguire Baylis**



Maguire Baylis are pleased to offer for sale this two bedroom Victorian ground floor maisonette located within an attractive residential road, conveniently located within an easy walk of Bromley town centre, Bromley North station, plus Sundridge Park village.

The property, which requires updating throughout, provides bright and spacious accommodation with high ceilings adding to a general feeling of space, comprising: own front door leading to entrance hallway; bay fronted lounge; spacious kitchen/diner; two bedrooms - one double and one single room; bathroom at rear.

Outside, the private rear garden provides great potential to enjoy outdoor entertaining.

Conveniently located, nearby facilities include local shops, with both a Co-op and Tesco Express close by. There are also a number of further shops and amenities close by in Sundridge Park and Bromley town centre, with The Glades retail centre, all within easy reach by foot.

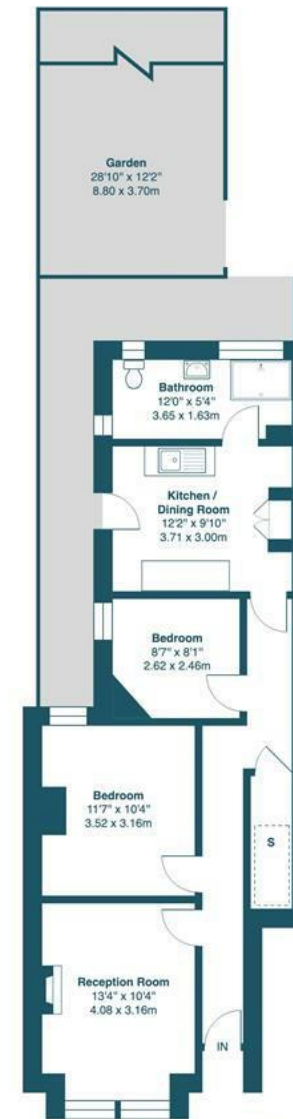


- PERIOD GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- PRIVATE GARDEN TO REAR
- FITTED KITCHEN/DINER
- BAY FRONTED LOUNGE
- RECENTLY INSTALLED SHOWER/WET ROOM
- HIGHLY POPULAR, QUIET ROAD
- SHORT WALK TO SUNDRIDGE PARK & BROMLEY TOWN CENTRE
- REQUIRING UPDATING
- CHAIN FREE SALE



Morgan Road, BR1

Approximate Gross Internal Area = 672 sq ft / 62.5 sq m



Ground Floor

 Maguire Baylis

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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2020

ENTRANCE PORCH

Shared front entrance porch.

HALLWAY

Part glazed front door; deep built-in understairs storage cupboard; radiator.

LOUNGE

13'4 x 10'4 (4.06m x 3.15m)

Double glazed bay window to front; radiator; stone fireplace surround; picture rails; coved ceiling; fitted shelving within recess.

KITCHEN

12'2 x 9'10 (3.71m x 3.00m)

Double glazed window to side and part glazed door; fitted base and wall unit; stainless steel sink; radiator; vinyl flooring; wall mounted Vaillant combi gas boiler (installed new 2023); door to shower room.

BEDROOM 1

11'7 x 10'4 (3.53m x 3.15m)

Double glazed window to rear; radiator.

BEDROOM 2

8'7 x 8'1 (2.62m x 2.46m)

Double glazed window to side; radiator.

SHOWER/WET ROOM

Two double glazed windows to rear; window to side; suite comprising shower area with rain shower head plus separate shower hose; fitted wash basin; WC; part tiled walls; radiator; extractor fan.

GARDEN

28' x 12' (8.53m x 3.66m)

Private garden at the rear.

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of 125 years from October 2000. Approx 100 years remaining.

SERVICE CHARGES - Shared as and when required.

GROUND RENT - n/a

PARKING

On street parking. Residents permits required between 12 - 2pm Monday to Saturday. These are available to the residents at £80 per vehicle/per year.

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///badge.fuels.armed



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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.