

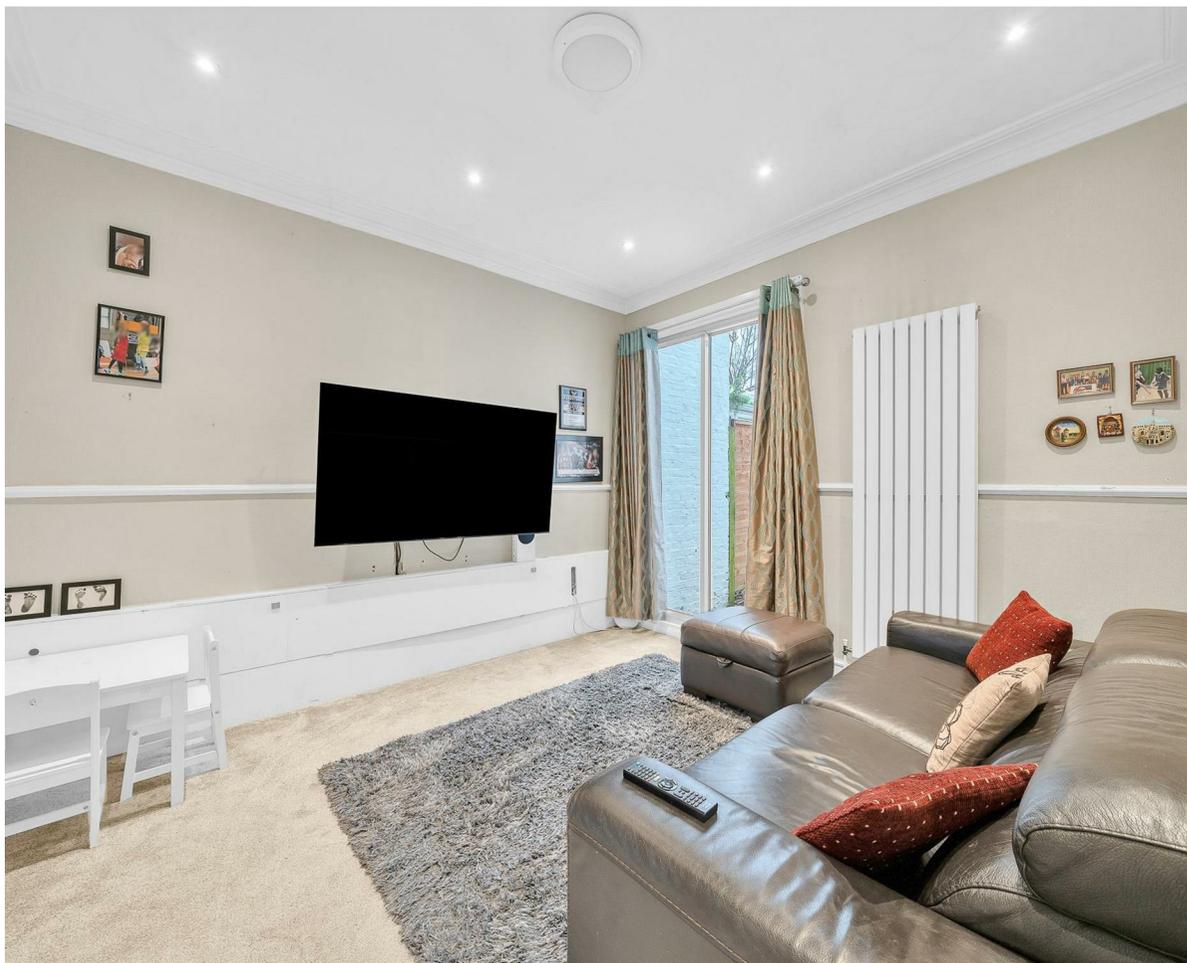


3 Gilbert Road

Bromley, BR1 3QP

**£750,000 Freehold EPC: E**

 **Maguire Baylis**



GUIDE PRICE £750,000 - £800,000

An impressive semi detached period family home providing four/five bedrooms, over three floors, and located within a highly popular road, surrounded by similar character properties, within easy reach of Bromley town centre and nearby to Parish Primary school in London Lane.

The property, which has been extended to provide a loft conversion, offers spacious accommodation, enhanced by high ceilings, and comprises: lounge with bay window to the front and feature fireplace; separate dining room; large kitchen/diner with a super range of stylishly appointed grey gloss units and a full complement of integrated appliances.

Upstairs, on the first floor, there are three bedrooms, plus a modern and luxuriously appointed family bathroom with bath and built-in shower over. The top floor provides a further double bedroom, plus an additional single room/office. It is worth noting that several of the bedrooms provide fitted air conditioning system installed.

Outside, there is a good size rear garden which features a level area of lawn, plus full width paved patio area.

Gilbert Road is just a short walk to local shops and the station (trains to London Bridge/Charing X via Grove Park) at Sundridge Park village. Bromley town centre is just a 10 minute walk and provides a vast array of amenities including The Glades retail centre. Shortlands station, with direct trains services to London Victoria and Blackfriars, is also within easy reach.

There are also some fantastic outdoor spaces nearby including Queensmead Park in Shortlands, plus Beckenham Place Park offering woodland walks and a highly popular outdoor swimming lake.



- SEMI DETACHED PERIOD HOME
- IMPRESSIVE 4/5 BEDROOM ACCOMMODATION
- TWO RECEPTION ROOMS
- LARGE & STYLISHLY APPOINTED KITCHEN/DINER
- LUXURIOUSLY APPOINTED FAMILY BATHROOM
- SOUGHT AFTER RESIDENTIAL ROAD
- CLOSE TO LOCAL SHOPS & WELL REGARDED SCHOOLS
- PRIVATE REAR GARDEN
- AIR CONDITIONING IN SEVERAL BEDROOMS



Gilbert Road BR1

Approximate Gross Internal Area = 1450 sq ft / 134.7 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 PORCH

Original recessed arched front porch with mosaic tiled flooring; outside light.

### HALLWAY

A spacious and welcoming entrance featuring composite front door; useful built-in understairs storage cupboard with light; stairs to first floor; vertical radiator; dado rails.

### LOUNGE

14'9 x 12'2 (4.50m x 3.71m)

Double glazed bay window to front; feature fireplace; two vertical radiators; dado rails.

### DINING ROOM

11'8 x 10'6 (3.56m x 3.20m)

Double glazed sliding doors to rear; dado rails; vertical radiator. Door leading to lounge.

### KITCHEN

16' x 11'1 (4.88m x 3.38m)

Double glazed French doors to garden; double glazed window to side; fitted with a modern range of grey gloss wall and base units with worktops to two walls; inset sink unit; full range of integrated appliances comprising 5 ring gas hob with extractor hood over; two ovens; two plate warmers; dishwasher & washing machine; coffee machine and wine chiller. Space for US style fridge/freezer; tiled flooring; cupboard housing gas combi boiler; built-in wine rack; radiator.

### FIRST FLOOR LANDING

Stairs to top floor.

### BEDROOM 1

17'2 x 11'11 (5.23m x 3.63m)

Double glazed window to front; fitted mirror fronted wardrobes; radiator; fitted air-conditioning unit.

### BEDROOM 2

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to rear; radiator; air-conditioning unit.

### BEDROOM 3

11'2 x 7' (plus door recess) (3.40m x 2.13m (plus door recess))

Double glazed window to rear; radiator.

### BATHROOM

A modern and stylishly appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; WC; heated towel rail; part tiled walls and tiled floor; double glazed window to side.

### TOP FLOOR LANDING

### BEDROOM 4

9'5 x 9'4 (2.87m x 2.84m)

Double glazed window to rear; radiator; air-conditioning unit; built-in wardrobe.

### BEDROOM 5/STUDY

15'10 x 8'6 (max overall) (4.83m x 2.59m (max overall))

Two double glazed Velux windows to front; built-in eves storage; radiator.

### GARDEN

51'6 x 21' (15.70m x 6.40m)

Mainly laid to lawn with full width paved patio; outside water tap and lighting; side access via gate.

### PARKING

On street. Residents parking permits required 12 - 2pm Monday to Saturday. these can be obtained at a cost of £80/per vehicle, per annum.

### COUNCIL TAX

London Borough of Bromley - Band E

### LOCATION

What3words: ///aside.solve.flock



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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.