



12 St. Timothys Mews  
Bromley North, Bromley, BR1 3TJ  
**£450,000 Freehold EPC: C**

 **Maguire Baylis**





Guide Price: £450,000 - £475,000. A beautifully presented mid-terrace house set in a delightful mews setting that forms part of the charming conservation area of Bromley Old Town, walking distance to Bromley North and Bromley South stations and close to all the High Street amenities.

This lovely home, which has been updated and extended by the current owners, provides well appointed accommodation which comprises: an impressive open plan living room with modern, fully fitted kitchen area to the rear; superb 'Orangery' style conservatory to the rear with feature vaulted glass roof. Upstairs, there are the two bedrooms - the master featuring a good range of built-in wardrobes - plus the modern family bathroom which provides bath with shower over.

Outside, the garden has been landscaped over recent years featuring an attractive blend of mature planting; gravelled seating area and stepping stone pathways. There is a vine covered pergola to the rear which provides the perfect spot to relax or entertain guests. Directly to the front, a private drive provides off street parking.

Bromley town provides a vast array of facilities including The Glades retail centre, Churchill Theatre, plus a wide range of bars and restaurants. There are also local shops nearby in Freeland Road including a useful convenience store, plus several highly popular local village pubs just a short walk away. For families, nearby schools include the well regarded Scotts Park Primary school in Orchard Road.

- DELIGHTFUL MID TERRACE HOUSE
- QUIET MEWS SETTING WITHIN BROMLEY OLD TOWN
- TWO BEDROOMS
- MODERN UPSTAIRS BATHROOM
- BRIGHT, OPEN PLAN LIVING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SUPERB 'ORANGERY' STYLE CONSERVATORY WITH VAULTED GLASS ROOF
- OFF STREET PARKING DIRECTLY TO FRONT
- SHORT WALK TO TOWN CENTRE AND TRANSPORT LINKS
- EPC - BAND C



St Timothy's Mews BR1

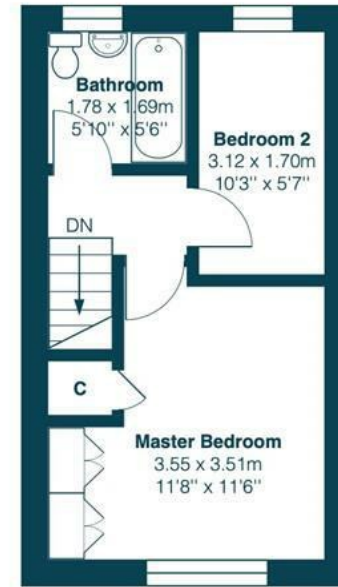


Total Area: 56.8 m<sup>2</sup>... 612 ft<sup>2</sup>

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Ground Floor



First Floor

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.



### ENTRANCE PORCH

Covered front entrance porch.

### LIVING ROOM

15'10 x 11'8 (4.83m x 3.56m)

Front entrance door; double glazed window to front; radiator with fitted cover; wood effect flooring; stairs to first floor; low level storage cupboard; open plan to:

### KITCHEN

9'8 (to units) x 6'2 (2.95m (to units) x 1.88m)

Double glazed window to rear plus door leading to conservatory; fitted with a comprehensive range of gloss units with grey stone worktops to two walls; inset sink unit; range of integrated appliances comprising induction hob, electric oven, microwave, dishwasher, washing machine. Tiled flooring with underfloor heating.

### CONSERVATORY

9'5 x 9'3 (2.87m x 2.82m)

Full width double glazed bi-fold doors to rear; vaulted glass roof with solar glass and electrically operated window; tiled flooring; electric radiator.

### FIRST FLOOR LANDING

#### BEDROOM 1

11'2 (plus door recess) x 9'10 (to wardrobe) (3.40m (plus door recess) x 3.00m (to wardrobe))

Double glazed window to front; wood effect flooring; built-in double wardrobes; further built-in storage cupboard; radiator.

#### BEDROOM 2

10'10 x 5'6 (3.30m x 1.68m)

Double glazed window to rear; radiator with fitted cover; access to loft (with retractable ladder, partly boarded for storage and light).

### BATHROOM

Double glazed window to rear; suite comprising panelled bath with mixer tap and shower attachment; fitted glass shower screen; pedestal wash basin; WC; part tiled walls; tiled flooring; radiator.

### GARDEN

approx 30' (approx 9.14m)

A delightful outdoor space. The garden has been landscaped over recent years and features an attractive blend of gravelled central area with stepping stone paving; mature shrub borders providing privacy; seating area to the rear with vine covered pergola. Access at rear via gate; outside water tap.

### PARKING

Allocated parking space directly to the front of the property within the private mews. Residents parking permits can also be obtained for additional car parking within the surrounding streets.

### COUNCIL TAX

London Borough of Bromley - Band D



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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.