



10 Magpie Hall Close
Bromley Common, Bromley, BR2 8JQ
£350,000 Leasehold EPC: C

 **Maguire Baylis**



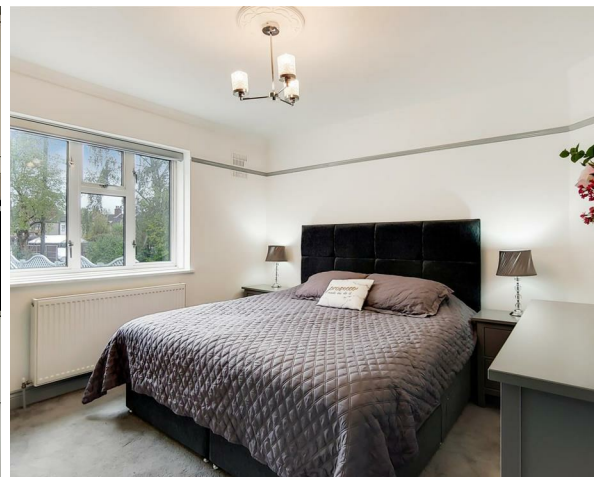
A stunning ground floor maisonette featuring a large private front drive and a superb south facing rear garden. providing spacious two double bedroom accommodation.

The property, which provides spacious two bedroom accommodation, has been the subject of many improvements by the current owners and is beautifully presented throughout. It would therefore be ideal for those seeking a 'turn key' home ready to move straight into.

Located within a quiet col de sac setting, and within a popular residential area, the property is around 1mile from Bickley station, there are also bus routes nearby in Southborough Lane and Bromley Common providing excellent services to both Petts Wood and Bromley town centres. Nearby schools include Bishops Justus and Southborough Primary which are both within 0.5 mile.

The accommodation comprises: private front door leading to the entrance hallway with storage cupboard; spacious lounge with fireplace; modern and well appointed kitchen with integrated appliances; two good size bedrooms; luxuriously appointed bathroom.

Outside, the rear garden is a particular feature, extending to around 41' x 44' and offering an attractive southerly aspect and good seclusion. To the front, the large gravelled driveway provides off street parking for at least four vehicles.



- STUNNING MAISONETTE
- LARGE PRIVATE GARDEN
- STYLISHLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- FULLY INTEGRATED KITCHEN
- LUXURIOUS BATHROOM
- QUIET CUL DE SAC LOCATION
- PRIVATE DRIVEWAY FOR 4+ CARS
- EPC - BAND C

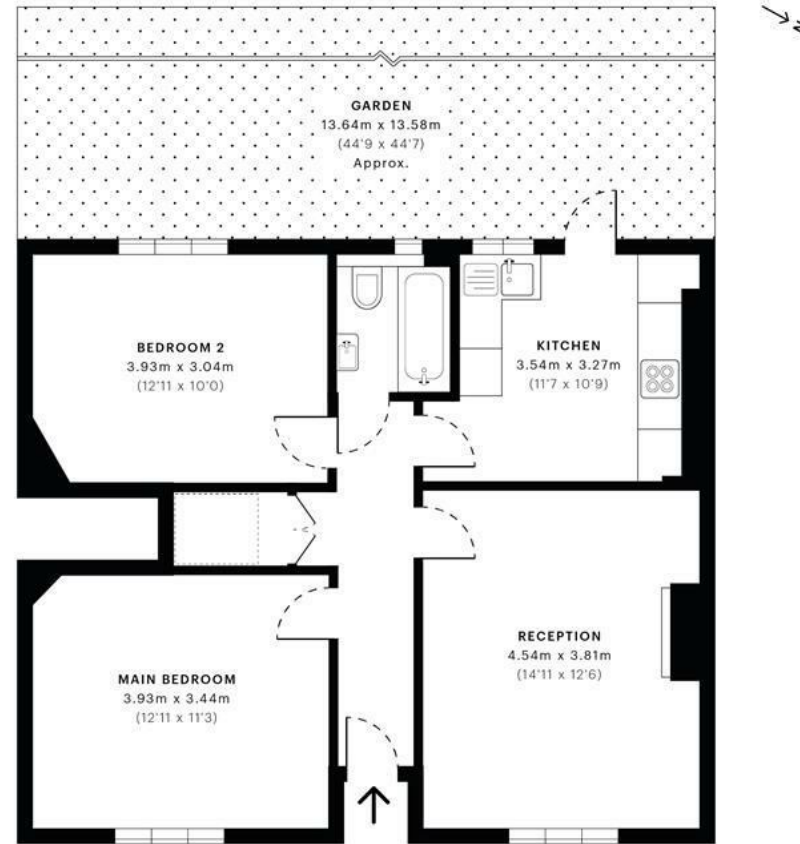


Maggie Hall Close, BR2

CAPTURE DATE 05/10/2020 LASER SCAN POINTS 26,609,889

GROSS INTERNAL AREA

66.41 sqm / 714.83 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
66.41 sqm / 714.83 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.35 sqm / 660.37 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.13 sqm / 12.16 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.12 sqm / 711.71 sqft
IPMS 3C RESIDENTIAL 62.52 sqm / 672.96 sqft

SPEC ID 5f6b03087822380db70225c6

COVERED PORCH

Outside light.

ENTRANCE HALLWAY

Part glazed front door; radiator; wood effect flooring; useful built-in storage cupboard.

LOUNGE

15' x 12'5" (4.57m x 3.78m)

Double glazed window to front; wood effect flooring; feature fireplace with gas fire and granite hearth; range of bespoke fitted storage units and shelving within recesses; radiator.

KITCHEN

10' x 9'10" (plus door recess) (3.05m x 3.00m (plus door recess))

Part double glazed door to rear leading to garden, plus window to rear; fitted with a range of modern and stylishly appointed pale grey wall and base units with marble effect worktops and splashbacks; inset sink unit; stainless steel gas hob with extractor hood over; electric oven; integrated fridge/freezer, dishwasher, washing machine and microwave; wood effect flooring.

BEDROOM 1

12'7" x 11'3" (3.84m x 3.43m)

Double glazed window to front; radiator; picture rails.

BEDROOM 2

13' x 10' (3.96m x 3.05m)

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

BATHROOM

Double glazed window to rear; fitted with a well appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with storage under; WC; fully tiled walls and flooring; extractor fan; heated towel rail.

GARDEN

44' x 41' (13.41m x 12.50m)

A super private rear garden offering a delightful, sunny south-westerly aspect; laid to lawn with gravelled patio areas and pathways and featuring a large decked patio/entertaining area; several useful sheds/outbuildings; side access via gate; outside tap.

PARKING

A large gravelled private front driveway providing off street parking for around 5 vehicles.

LEASE & MAINTENANCE

The following information is as advised by the vendor:

LEASE - approx 98 years remaining.

MAINTENANCE - Currently £180 per year

GROUND RENT - £10 pa

COUNCIL TAX

London Borough of Bromley - Band C



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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.