



66 Bromley Common
Bromley, BR2 9PF
£1,000,000 Freehold EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this substantial 1930s-Built Semi-Detached Family Home

Occupying a generous plot and backing directly onto Greenbelt countryside, with Norman Park Beyond, this spacious four-bedroom home offers well-balanced accommodation ideal for family living.

The ground floor features two large reception rooms, a modern fitted kitchen, a double-glazed conservatory, and a useful downstairs WC/utility room. Upstairs, four good-sized bedrooms are complemented by a large family bathroom.

Outside, the property boasts a glorious 160' rear garden offering a high degree of seclusion and a lovely southerly aspect, ample off-street parking, and a detached garage.

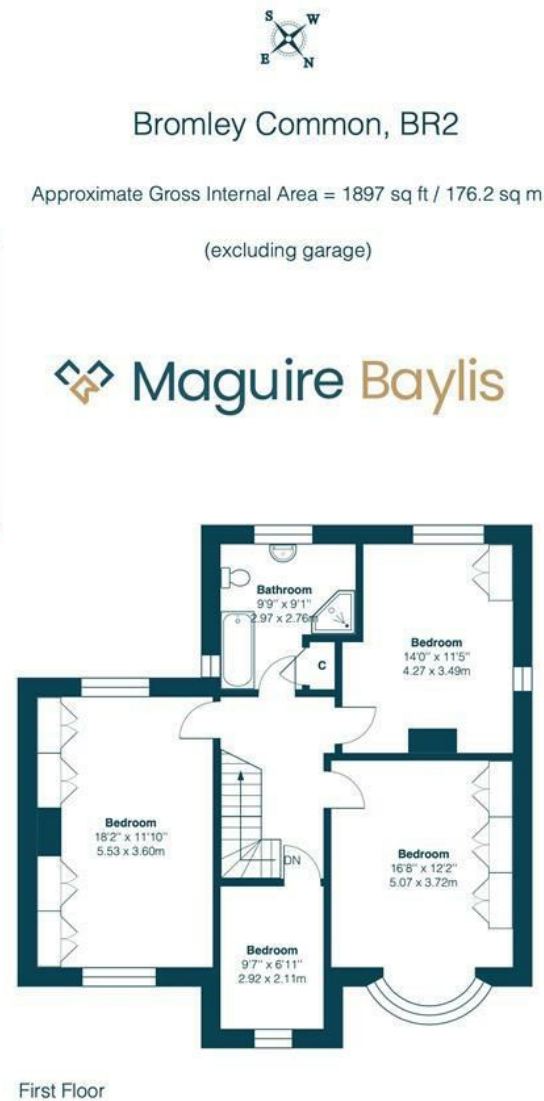
Conveniently located within easy reach of Bromley South station, High Street amenities, and several well-regarded schools, this is a superb opportunity to secure a long-term family home in a great setting.

- SUBSTANTIAL 1930's BUILT SEMI DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- FOUR BEDROOMS ** TWO LARGE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DOUBLE GLAZED CONSERVATORY
- LARGE FAMILY BATHROOM ** DOWNSTAIRS WC/UTILITY
- GLORIOUS 160' GARDEN BACKING GREENBELT COUNTRYSIDE
- AMPLE OFF STREET PARKING PLUS DETACHED GARAGE
- CONVENIENT LOCATION ** EASY REACH BROMLEY SOUTH/HIGH STREET
- CLOSE TO SEVERAL WELL REGARDED SCHOOLS





Ground Floor



First Floor



Bromley Common, BR2

Approximate Gross Internal Area = 1897 sq ft / 176.2 sq m

(excluding garage)

 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.
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PORCH

Double glazed French doors to front plus windows to side; tiled flooring; light. Leading to:

ENTRANCE LOBBY

Featuring original part glazed wooden front door and window(s) to front; parquet flooring; alarm panel.

HALLWAY

16' x 7'8 (4.88m x 2.34m)

A spacious and welcoming entrance hall featuring original parquet flooring; radiator with fitted cover; glazed door leading to conservatory; understairs storage.

LOUNGE

18' x 11'9 (5.49m x 3.58m)

Double glazed window to front plus glazed door(s) to rear leading to conservatory; original parquet flooring; feature fireplace with gas fire; radiator with fitted cover.

CONSERVATORY

17'8 x 11'4 (5.38m x 3.45m)

Double glazed conservatory with vaulted glazed roof with fitted blinds; French doors to garden; radiator; tiled flooring.

DINING ROOM

16'4 x 12' (4.98m x 3.66m)

Double glazed window to front plus two circular feature windows to side; original feature fireplace; parquet flooring; radiator.

KITCHEN

13'9 x 11'5 (4.19m x 3.48m)

Fitted with a comprehensive range of modern grey Shaker style wall and base units complemented with white granite composite worktops and breakfast bar; fitted gas hob, electric oven; spaces for all appliances; tiled flooring; door to side.

DOWNSTAIRS WC

7'6 x 6' (2.29m x 1.83m)

Double glazed window to rear; fitted WC and wash basin; space for tumble dryer; radiator. We understand there also used to be a shower installed in this room.

FIRST FLOOR LANDING

Access to loft space (loft with fitted loft ladder, partly boarded and light); radiator.

BEDROOM 1

18' x 11'9 (into wardrobes) (5.49m x 3.58m (into wardrobes))

Double glazed windows to front and rear; range of modern fitted wardrobes; radiator.

BEDROOM 2

17' x 12'1 (5.18m x 3.68m)

Double glazed bay window to front; radiator.

BEDROOM 3

14' x 11'6 (4.27m x 3.51m)

Double glazed windows to rear and side; radiator; fitted wardrobe.

BEDROOM 4

9'7 x 7' (2.92m x 2.13m)

Double glazed window to front; radiator.

BATHROOM

9'8 x 9'1 (2.95m x 2.77m)

A large family bathroom featuring extra large panelled bath; large separate shower with glass cubicle; pedestal wash basin; WC; fully tiled walls; wood effect flooring; heated towel rail; double glazed windows to rear and side.

GARDEN

approx 160' (approx 48.77m)

A delightful, established garden in a glorious setting backing onto pony fields and surrounding greenbelt. The garden provides a high degree of seclusion afforded by numerous mature trees and shrubs. There is a main area of lawn leading to a wooded area to the rear featuring several mature fruit trees and a private gate leading to the fields behind.

There is a large patio/entertaining area featuring a gazebo creating a lovely spot for alfresco dining. To the side a large car port leads to a detached garage with storage sheds to the side.

PARKING/GARAGE

A large frontage provides ample space for several vehicles. To the side, double gates lead to a covered car port which, in turn, provides access to a detached garage.

COUNCIL TAX

London Borough of Bromley - Band G

LOCATION

What3words: ///merit.leaves.tasty



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.