



15 Newbury Road
Bromley South, Bromley, BR2 0QN
£2,100 Per Month EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to offer to let this well-presented three-bedroom Victorian terraced house, ideally located just minutes walk from Bromley South station and the High Street, offering excellent transport links and a variety of local amenities.

Internally, the bright and spacious accommodation comprises: ground floor with spacious double reception room, modern fitted kitchen with appliances and access to the rear garden. The luxuriously appointed shower room is also located on this level.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from a range of floor to ceiling fitted wardrobes.

The private rear garden offers a sunny, south-westerly aspect and features a full width paved patio area. The property retains a period feel with high ceilings and plenty of natural light.

For families, the property falls close to several well rated schools being just 0.1 mile from St Marks Primary School, 0.5 miles from Highfield and The Harris Primary, and a similar distance from Ravensbourne Secondary School.

Offered unfurnished and available immediately.

- MID TERRACE VICTORIAN HOME
- THREE GOOD SIZE BEDROOMS
- 21' LIVING ROOM
- MODERN FITTED KITCHEN WITH RANGE COOKER
- LUXURIOUSLY APPOINTED SHOWER ROOM
- PRIVATE SUNNY REAR GARDEN
- POPULAR & ATTRACTIVE ROAD
- JUST 'YARDS' FROM BROMLEY SOUTH STATION & HIGH STREET
- AVAILABLE IMMEDIATELY ** UNFURNISHED





Approx. Gross Internal Floor Area 862 sq. ft / 80.07 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.

ENTRANCE PORCH

Outside light; tiled flooring.

HALLWAY

Part double glazed front door; radiator; wood effect flooring; built-in understairs storage cupboard with light.

LIVING ROOM

21'3 x 10'9 (narrowing to 9'1) (6.48m x 3.28m (narrowing to 2.77m))
Double glazed windows to front and rear; wood effect flooring; radiator.

KITCHEN

12'9 x 8'9 (3.89m x 2.67m)
Double glazed window to side; modern range of fitted wall and base units plus breakfast bar; double range cooker with both gas and electric hob; washing machine; fridge/freezer; wood effect flooring; wall mounted Vaillant gas boiler.

REAR LOBBY

Part double glazed door to side; wood effect flooring; door to:

SHOWER ROOM

A modern and luxuriously appointed suite comprising over-sized shower cubicle with rain shower head and separate hose; fitted wash basin with vanity storage under; WC; tiled flooring; heated towel rail.

LANDING

BEDROOM 1

14' (into wardrobes) x 10'4 (4.27m (into wardrobes) x 3.15m)
Two double glazed windows to front; range of fitted floor to ceiling wardrobes to one wall; radiator.

BEDROOM 2

10'6 x 9'1 (3.20m x 2.77m)
Double glazed window to rear; radiator; built-in wardrobe.

BEDROOM 3

12'4 x 8'7 (3.76m x 2.62m)
Double glazed window to rear; radiator with fitted cover; wood effect flooring.

GARDEN

36'1" (11m)
An attractive private rear garden providing a sunny south westerly aspect. Full width paved patio.

PARKING

On street. Residents parking permits required between the hours of 12 - 2pm.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///rush.turnerd.lowest



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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.