35 Ashgrove Road

Bromley, BR1 4JN

£650,000 Freehold EPC: Band E

Maguire Baylis

Guide Price: £650,000 - £675,000. Maguire Baylis are delighted to present to the market this beautifully presented 1920s semi-detached family home, offering over 1,180 sq ft of spacious accommodation together with a superb 100' rear garden and substantial detached garage.

Lovingly maintained by the current owners, this attractive home successfully combines original character with modern family living. A welcoming entrance hall retains beautiful stained-glass windows, whilst the impressive bay-fronted reception room features a character fireplace and provides an excellent living space.

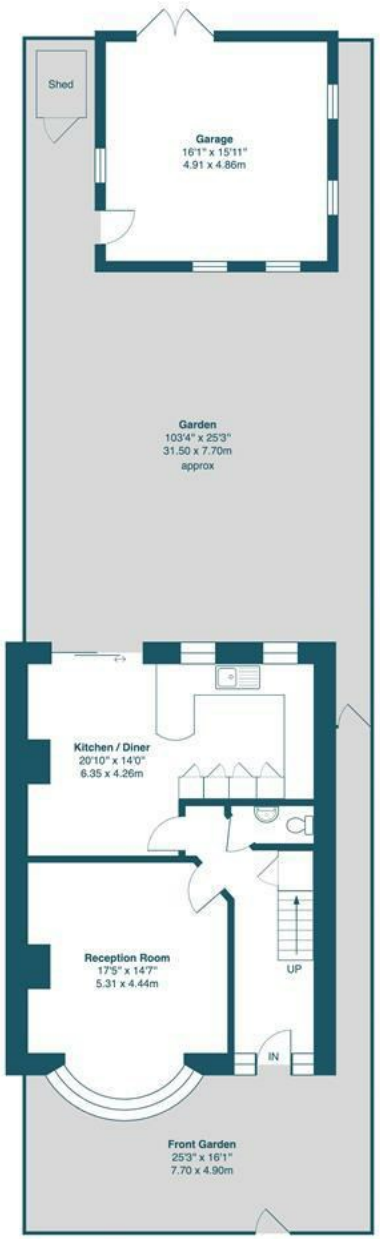
To the rear, the superb 20' kitchen/dining room is fitted with contemporary units, quality work surfaces and a breakfast bar, opening directly onto the rear garden. A useful downstairs cloakroom completes the ground floor.

Upstairs are three well-proportioned bedrooms together with a spacious family bathroom featuring both a bath and separate shower enclosure.

Outside, the rear garden is a particular feature, extending to approximately 100' and enjoying a high degree of privacy, plus a sunny south-easterly aspect. Beautifully stocked with mature planting, generous lawn and paved seating areas, it provides a wonderful setting for outdoor entertaining and family enjoyment. To the rear is a substantial detached garage, ideal for storage, a workshop or a variety of other uses.

The property is conveniently located close to local shops and within easy reach of excellent transport links, including Ravensbourne station, which is just a short walk away. Both Bromley and Beckenham town centres are easily accessible, offering an extensive range of shopping, leisure and restaurant facilities, whilst several highly regarded local schools are nearby. Beckenham Place Park is almost on the doorstep, providing wonderful open green space, woodland walks and the increasingly popular outdoor swimming lake.

- BEAUTIFULLY PRESENTED 1920s SEMI-DETACHED HOME
- OVER 1,180 SQ FT OF ACCOMMODATION
- THREE WELL-PROPORTIONED BEDROOMS
- IMPRESSIVE 20' KITCHEN/DINING ROOM
- BAY-FRONTED LIVING ROOM WITH FEATURE FIREPLACE
- USEFUL DOWNSTAIRS CLOAKROOM
- BEAUTIFULLY LANDSCAPED 100' SOUTH-EASTERLY ASPECT REAR GARDEN
- LARGE DETACHED GARAGE AT REAR
- SHORT WALK TO RAVENSBOURNE STATION
- EASY REACH OF BROMLEY, BECKENHAM & BECKENHAM PLACE PARK



Ground Floor

Ashgrove Road, BR1

Approximate Gross Internal Area:
1185 sq ft / 110.1 sq m

Garage Area = 259 sq ft / 24.0 sq m

Total Area = 1444 sq ft / 134.1 sq m

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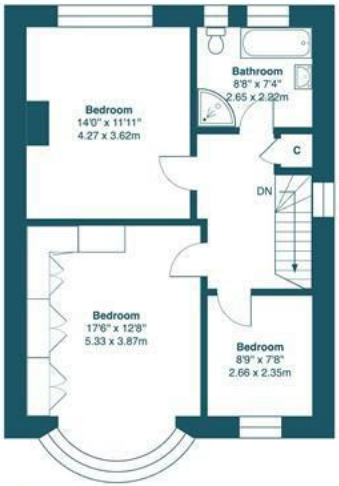

First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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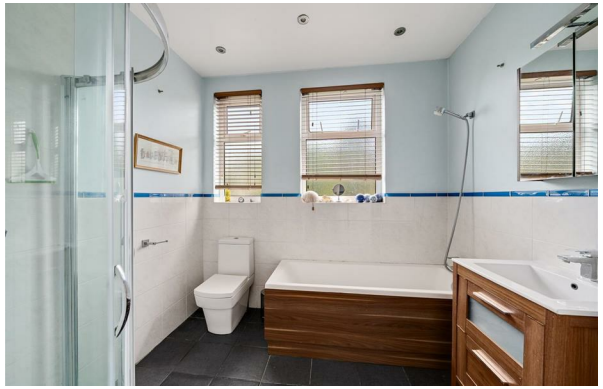

ENTRANCE PORCH
Covered front entrance porch.

HALLWAY
A spacious and welcoming hallway featuring the original stained glass front door and windows.

DOWNSTAIRS WC
WC and fitted wash basin.

LIVING ROOM
Bay window to front with stained glass features; period style feature fireplace.

KITCHEN/DINER
Sliding doors to rear leading to garden plus further window to rear. Kitchen featuring a comprehensive range of cream gloss units with black granite worktops and breakfast bar.

LANDING
A spacious landing with large window to side. Access to loft space (loft with retractable loft ladder, partly boarded and with a light).

BEDROOM 1
Bay window to front; range of fitted wardrobes to two walls.

BEDROOM 2
Window to rear.

BEDROOM 3
Window to front.

BATHROOM
A spacious family bathroom proving a well appointed four piece suite featuring bath and separate shower enclosure.

GARDEN
103/4 (31.39m/1.22m)
A beautiful rear garden extending to over 100' and providing a sunny, south-easterly aspect. Main area of extensive lawn and with well-stocked borders, large patio/seating area., garden shed.

GARAGE
16'1 x 15'11 (4.90m x 4.85m)
A large, detached garage to the rear approached via the shared rear accessway; light and power.

COUNCIL TAX
London Borough of Lewisham - Band E

LOCATION
What3words: ///oven.petal.debit

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The Property Ombudsman

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.