



56 Copthorne Avenue  
Bromley, BR2 8NN  
**£575,000 Freehold EPC: D**

 **Maguire Baylis**





Guide Price: £575,000 - £600,000

Maguire Baylis are delighted to present to the market this superb semi-detached 1930's family home providing beautifully appointed and generously extended three bedroom accommodation.

The property is situated on a popular cul-de-sac location, close to local shops in Bromley Common and providing easy access to both Bromley and Orpington town centres, as well as being close to highly regarded local schools including Ravenswood Boys School in Oakley Road, the Darrick Wood School, plus Newstead Wood & St Olaves Grammar schools. This impressive home has been the subject of an extensive refurbishment to provide impressively spacious and practical accommodation, ideal for modern family living.

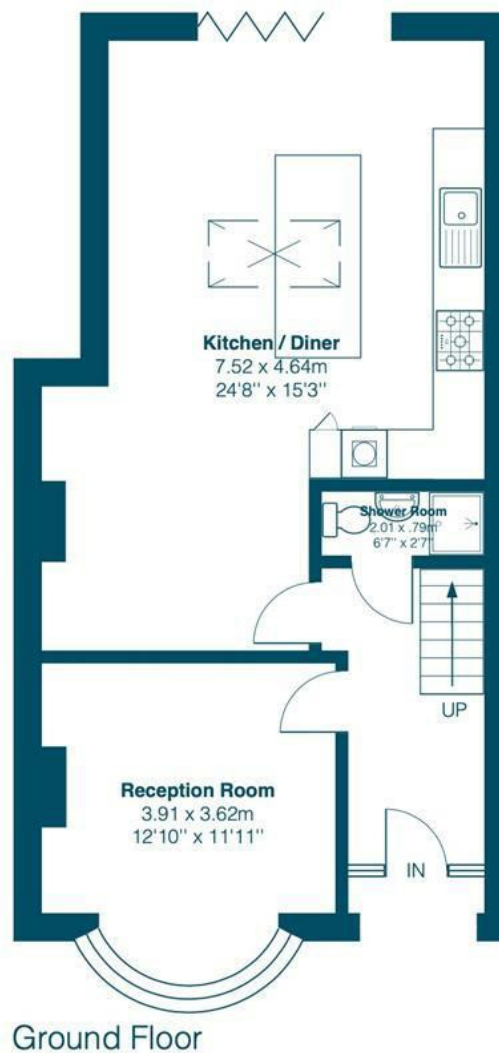
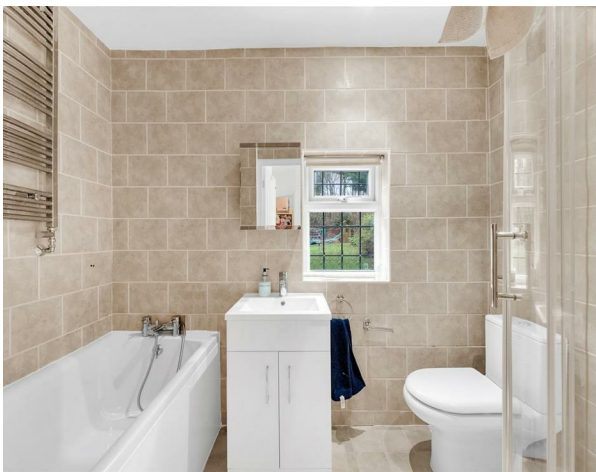
At the heart of the home is the fantastic open plan 24' family living/kitchen space. By extending to the rear, the current owners have created a super space which is enhanced with full width bi-folding doors to the rear and a large roof lantern allowing light to flood in. The design creates practical living zones, for cooking, relaxing and entertaining featuring an extensive range of kitchen storage and a large central island.

Upstairs there are the three bedrooms - two doubles plus a single room and a modern family bathroom with bath and separate shower cubicle. There is a further downstairs Shower room/WC which is also finished beautifully.

Outside, a large paved patio provides the perfect space to enjoy al fresco summer dining and flows seamlessly from the kitchen via the bi-fold doors. A few steps up to the main area of garden which extends to some 120' providing a main area of lawn and backing onto surrounding woodland. To the front, a paved driveway allows for off street parking and also provides an electric vehicle charging point.

- SEMI DETACHED FAMILY HOUSE
- BEAUTIFULLY APPOINTED THROUGHOUT
- SUPERB FULL WIDTH GROUND FLOOR EXTENSION TO REAR
- STUNNING 24' KITCHEN/FAMILY ROOM
- UPSTAIRS FAMILY BATHROOM
- DOWNSTAIRS SHOWER ROOM/WC
- LARGE REAR GARDEN BACKING WOODLAND
- DRIVEWAY TO FRONT WITH ELECTRIC CHARGING POINT
- POPULAR CUL DE SAC LOCATION
- EPC - BAND D





## Copthorne Avenue BR2

Total Area: 97.0 m<sup>2</sup>... 1044 ft<sup>2</sup>

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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 porch with outside light.

### HALLWAY

Part glazed front door with double glazed windows to front; radiator; dado rails; built-in understairs storage cupboard.

### SHOWER ROOM/WC

Fitted with a modern suite comprising built-in shower cubicle; WC; fitted wash basin; fully tiled walls and flooring; heated towel rail; extractor fan.

### LOUNGE

12'9" (into bay) x 12' (3.89m (into bay) x 3.66m)

Double glazed bay window to front with fitted plantation shutters; radiator; two built-in storage/shelving units within recesses; period style feature fireplace; picture rails.

### KITCHEN/FAMILY ROOM

24'5" (max) x 15'2" (7.44m (max) x 4.62m)

A stunning room featuring bi-folding doors to rear with integral blinds; kitchen fitted with a comprehensive range of stylishly appointed white gloss wall and base units with white granite effect worktops to two walls, plus large central island unit. Inset sink unit; range of integrated appliances comprising fridge, freezer, dishwasher, washing machine, built-in oven and microwave/oven combo; 5 ring gas hob with extractor hood. Wood effect flooring; radiator.

Living area featuring two built-in storage/shelving units within recesses; period feature fireplaces.

### FIRST FLOOR LANDING

Double glazed window to side; access to loft space (loft with retractable loft ladder, light, boarded for storage, plus housing gas boiler).

### BEDROOM 1

13' x 10'8" (max into wardrobes) (3.96m x 3.25m (max into wardrobes))

Double glazed bay window to front with fitted plantation shutters; range of fitted wardrobes to one wall; picture rails.

### BEDROOM 2

10'10" x 9'4" (plus recess) (3.30m x 2.84m (plus recess))

Double glazed window to rear; period feature fireplace; radiator; built-in double wardrobe.

### BEDROOM 3

8'8" x 6'8" (2.64m x 2.03m)

Double glazed window to front with fitted plantation shutters; radiator; picture rails.

### FAMILY BATHROOM

Double glazed window to rear; modern suite comprising panelled bath; separate fitted shower cubicle with electric shower; fitted wash basin with storage under; WC; fully tiled walls and flooring; heated towel rail; extractor fan.

### GARDEN

approx 120' (approx 36.58m)

A super rear garden, surrounded by mature trees, extending to around 120' and backing onto woodland. Mainly lawned with a large, recessed paved patio area. Two sheds; side access via gate.

### PARKING

Driveway to front providing off street parking. Outside tap, electric vehicle charging point.

### COUNCIL TAX

London Borough of Bromley - Band E



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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.