10 Erickson Gardens

Bromley, BR2 9TJ

£450,000 Freehold EPC: Band B

Maguire Baylis

A beautifully presented three-bedroom home, configured as two bedrooms and offering the flexibility to convert back if required. Stylishly modernised by the current owner, this charming property combines contemporary living with a warm and welcoming feel throughout.

Upon entering, you are greeted by a bright and spacious reception room, providing an ideal space for relaxing or entertaining. A convenient ground-floor cloakroom adds further practicality.

At the heart of the home is the impressive kitchen/dining area, thoughtfully designed with ample storage and generous workspace, complemented by a useful separate pantry and doors to the garden.

Upstairs, there are two well-proportioned double bedrooms (formally three bedrooms), both offering comfortable and peaceful accommodation. A modern family bathroom completes the first floor.

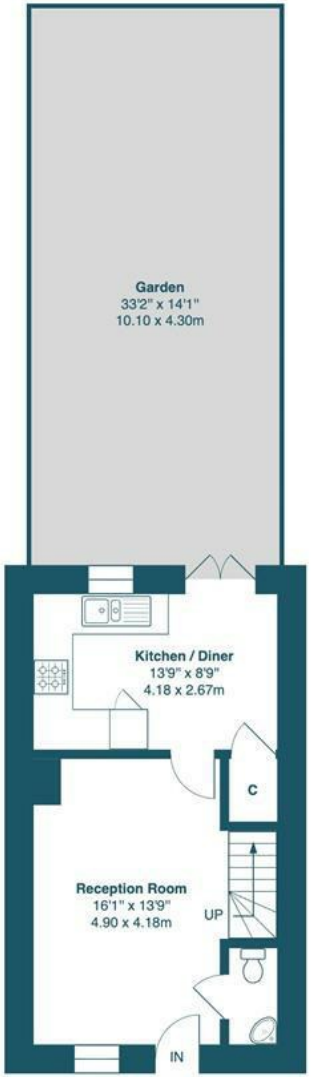
The property also benefits from a loft space with pull-down ladder, boarding and lighting, providing excellent additional storage and potential for conversion, subject to the necessary consents. Having originally been purchased as a three-bedroom property, the current layout can also be converted back to three bedrooms, offering valuable flexibility for future owners.

Externally, the property benefits from allocated parking, together with access to local visitor bays. The private rear garden provides a pleasant outdoor retreat, with a patio area.

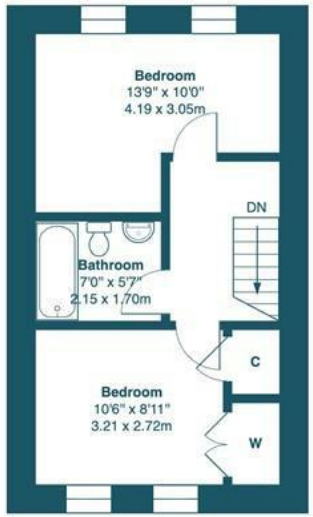
The property is situated in a desirable and well-connected location, with Bromley South Station readily accessible by public transport, providing fast and frequent services towards central London and beyond.

Offering a combination of modern interiors, flexible accommodation, private outdoor space and excellent transport connections, this attractive home is ideally suited to first-time buyers, small families or those looking for a well-connected London commuter base.

- THREE BEDROOM MODERN TERRACE HOUSE
- LOW MAINTENANCE REAR GARDEN
- MODERN FEATURES THROUGHOUT
- ALLOCATED PARKING
- CLOSE TO BROMLEY TOWN CENTRE
- EXCELLENT TRANSPORT LINKS TO LONDON
- SOLAR PANELS
- IDEAL FIRST TIME PURCHASE



Ground Floor



First Floor

Erickson Gardens, BR2

Approximate Gross Internal Area:
695 sq ft / 64.6 sq m

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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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COUNCIL TAX

London borough of Bromley council tax band - E

LOCATION

///glad.flown.privately

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104 Beckenham Lane
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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.