



homezone

Offers In Excess of
£425,000 Leasehold

24A Cambridge Road

Bromley, BR1 4EA

- STUNNING CONVERSION APARTMENT
- SPLIT LEVEL - GROUND/BASEMENT
- THREE DOUBLE BEDROOMS
- BEAUTIFUL OPEN PLAN KITCHEN/LIVING
- DECKED REAR COURTYARD GARDEN
- IMMACULATELY PRESENTED
- DRIVEWAY FOR TWO CARS
- MANY PERIOD FEATURES
- MODERN GLASS/STEEL HANDRAILS
- CLOSE TO BROMLEY TOWN CENTRE



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Simply stunning! Located close to Bromley town centre but being located in this attractive residential street of mainly period properties is this beautifully presented split level (ground and basement) three double bedroom conversion apartment, finished impeccably throughout.

This property benefits from a driveway for two vehicles, a lovely decked courtyard rear garden with access from ground floor and basement, and internally to the ground floor comprises entrance hall, open plan kitchen and living room with ultra modern white gloss kitchen suite with white worktops and integrated appliances, a stunning family bathroom with free standing double end bath with floor mounted tap set and wall/ceiling integrated shower controls with rainfall shower head and bedroom 3 (or second reception room).

To the lower level is the master bedroom which has door access to the courtyard garden and a modern ensuite bathroom and bedroom 2 with substantial built in wardrobes, under stairs storage and triple bi-folding doors that open onto a basement light well.

Bromley town centre is just a few minutes walk away and Bromley North & South stations are equally within easy reach.

This property is offered to the market in outstanding condition and an early viewing is highly recommended.



Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



Lower Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using The Mobile Agent.

Entrance Hall

UPVC composite double glazed front door, wood laminate flooring with a fitted door mat to entrance, cream emulsion painted walls, ceiling light fitting, radiator, coving, cloak cupboard housing alarm control panel.

Kitchen

12'7 x 7'3 (3.84m x 2.21m)

Wood laminate flooring, white gloss kitchen cabinet fronts, white worktops, 5-ring gas hob, modern glass and stainless extractor unit, stainless steel splash panel, high level double oven, integrated fridge freezer, integrated dish washer, integrated washing machine, spot lights to ceiling and LED lights to floor plinths, two sash windows.

Living/Dining Room

16'0" max into chimney breast recess x 15'1" max i (4.88m max into chimney breast recess x 4.60m max i)

Wood laminate flooring, cream emulsion painted walls, picture rail and ceiling coving, triple sash window, ceiling light fitting, double radiator, ornamental period fireplace surround with real fire grate and tiled inserts.

Bathroom

8'7 x 7'6 max (2.62m x 2.29m max)

Natural stone floor tiles, white emulsion painted walls, coving, combined wood effect vanity unit with drawers and wide integral hand basin and modern mixer tap, mosaic splash back tiling, large free-standing double end bath with floor mounted chrome tap set with shower mixer attachment, wall integrated shower controls with a ceiling mounted rainfall shower head, low level WC, sash window, radiator, Spot lights.

Bedroom 3 / Reception

15'9 max into recesses x 12'2 (4.80m max into recesses x 3.71m)

Cream carpet, cream emulsion painted walls, picture rail and ceiling coving, ornamental cast iron fireplace surround with real grate fire and red tiled inserts, double glazed window and door leading out to courtyard garden, ceiling light fitting, double radiator.

Master Bedroom

15'1 max into recess x 12'0 (4.60m max into recess x 3.66m)

Cream carpet, white emulsion painted walls with one wall paper feature wall, white painted wood panelling to lower walls, double glazed window and door leading out to courtyard garden with steps up to garden level, spot lights to ceiling.

Master Ensuite Bathroom

8'3 max x 6'7 max (2.51m max x 2.01m max)

White ceramic floor tiles, part white tiled walls, part white painted walls, modern bench vanity unit with drawers and a modern top mounted square design hand basin with mixer tap, low level WC, white bath with mixer tap, wall integrated shower controls with shower hose and slide rail attachment, folding glass shower screen, mosaic splash tiling and matching mosaic tile shelf around bathroom, double glazed window, chrome heated towel rail, spot lights to ceiling.

Bedroom 2

12'2 max into bay x 13'1 max to front of built in (3.71m max into bay x 3.99m max to front of built i)

Cream carpet, white emulsion painted walls, two ranges of white built in wardrobes, under stairs storage cupboard, double glazed triple bi-folding doors leading out to front light well, spot lights to ceiling, heater.

Courtyard Garden

approx 23'0 x 8'2 (approx 7.01m x 2.49m)

Attractive fully decked rear courtyard garden with brickwall to one boundary and fencing to the other. Garden is fully decked and is accessed from lower level master bedroom and ground floor bedroom 3/reception, with decked steps from both accesses and modern steel and glass balustrading/railing. Outside light.

Leasehold / Service Charge information

We are advised that the lease has in excess of 160 years remaining.

Ground Rent - Peppercorn.

Service Charge - £400 per annum.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.