



4 The Chestnuts 9A Oaklands Road

Bromley, BR1 3SJ

£1,500 Per Month EPC: C

 **Maguire Baylis**



A superb first floor split-level apartment offering one double bedroom plus a useful study/box room, forming part of an attractive and well maintained purpose built block benefiting from a lift service.

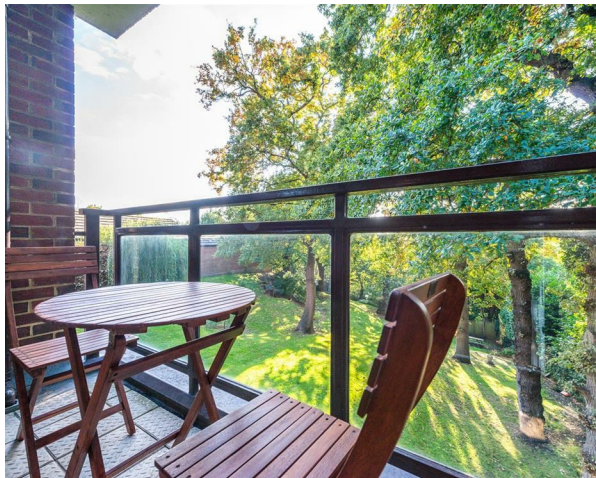
This stunning property, which is offered to let furnished or part furnished, provides larger than average accommodation with a fantastic split-level living/dining area featuring a private balcony overlooking the delightful communal grounds at the rear. The spacious kitchen features a good range of units plus a useful store cupboard. The bedroom benefits from a large built-in double wardrobe, plus with a modern and well appointed en-suite bathroom.

The study/box room is a useful benefit and has the advantage of a fitted desk and shelving - ideal for those who work from home and wish to utilise a separate space. Outside, there are attractive communal grounds for all residents to enjoy plus the property includes a private covered parking bay.

Oaklands Road is a quiet, leafy crescent road, conveniently located being within walking distance to Bromley High street with its numerous amenities, including The Glades retail centre together with transport links, including Bromley North, Ravensbourne and Shortlands stations.

There are also a great choice of outdoor recreational facilities close by, which include Queensmead Park in Shortlands, plus Beckenham Place Park with beautiful woodland walks and the popular outdoor swimming lake.

- SUPER FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM - EN SUITE BATHROOM
- IMPRESSIVE SPLIT LEVEL LIVING ROOM
- PRIVATE BALCONY OVERLOOKING DELIGHTFUL GARDENS
- USEFUL STUDY/BOX ROOM
- FITTED KITCHEN
- COVERED PRIVATE PARKING
- QUIET CRESCENT LOCATION
- FURNISHED/PART FURNISHED
- AVAILABLE END JUNE/EARLY JULY



Oaklands Road

Total Area: 60.1 m² ... 647 ft² (excluding balcony)

All measurements are approximate and for display purposes only

COMMUNAL HALLWAY

Stairs plus lift to first floor.

HALLWAY

Wood effect flooring; radiator with fitted cover; built-in shelved storage cupboard; entryphone handset.

LOUNGE/DINER

22'3 x 10' (widening to 12'7) (6.78m x 3.05m (widening to 3.84m))

A impressive and spacious split level room with the two level forming two distinct zones for living and dining. The lower lounge area features double glazed sliding doors leading to the private balcony at rear, fitted window shutters, radiator. The upper, dining area provides wood effect flooring, radiator with fitted cover and is open plan to the kitchen.

BALCONY

9'5 x 2'10 (2.87m x 0.86m)

A private covered balcony offering a delightful outlook over the communal gardens to the rear.

KITCHEN

10' x 8'9 (3.05m x 2.67m)

Fitted with a comprehensive range of wood effect wall and base units with granite effect worktops to three walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; washing/dryer plus fridge and freezer; useful built-in storage cupboard.

BEDROOM

11' (plus door recess 5'5) x 10'6 (3.35m (plus door recess 1.65m) x 3.20m)

Double glazed to rear with fitted window shutters; radiator; built-in double wardrobe.

EN SUITE BATHROOM

A modern and well appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; circular pedestal wash basin; WC; fully tiled walls and flooring; heated towel rail; extractor fan.

STUDY/BOX ROOM

6'7 x 6'4 (2.01m x 1.93m)

A useful room ideal for storage or for those that work from home. Fitted with a desk plus wall shelving; radiator.

PARKING

Allocated covered parking space at rear, bay no. 4.

COUNCIL TAX

London Borough of Bromley - Band D



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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.