10 Foxes Dale

Shortlands, Bromley, BR2 0JS

£425,000 Share of Freehold EPC: Band D

Maguire Baylis

Maguire Baylis are delighted to offer for sale this bright and spacious three bedroom maisonette, forming part of a particularly attractive and well-maintained private close, surrounded by delightful landscaped communal grounds.

The property provides generously proportioned accommodation with the added benefit of excellent storage space throughout. Whilst now offering an ideal opportunity for a new owner to update and personalise to their own taste, the maisonette offers plenty of potential to create a very comfortable and appealing home.

The accommodation comprises a spacious living room, kitchen, three well-proportioned bedrooms and bathroom, together with useful storage.

A particular feature of the property is its peaceful setting within this charming private development, which is surrounded by immaculately maintained mature grounds. Further benefits include a private garage en bloc and a share of the freehold.

Ideally located, the property is within easy reach of Shortlands Station, providing frequent services into central London, whilst both Bromley and Beckenham town centres are readily accessible with their wide range of shops, restaurants and leisure facilities.

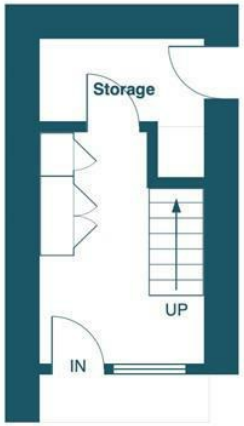
An excellent opportunity to acquire a spacious three bedroom home within this highly attractive and established development. Offered for sale chain free.

- SPACIOUS FIRST FLOOR MAISONETTE
- THREE WELL-PROPORTIONED BEDROOMS
- BRIGHT & SPACIOUS LIVING ROOM
- FITTED KITCHEN WITH OVEN & HOB
- BATHROOM - SHOWER OVER THE BATH
- PLENTY OF BUILT-IN STORAGE
- SET WITHIN DELIGHTFUL COMMUNAL GROUNDS
- QUIET & LEAFY SETTING
- GARAGE & RESIDENTS PARKING
- CHAIN FREE SALE

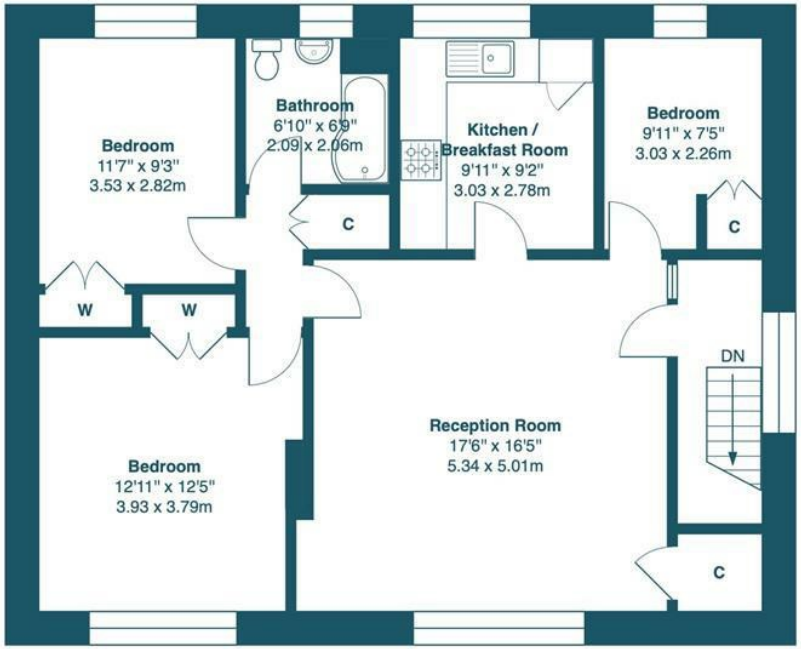
Foxes Dale, BR2

Approximately Gross Internal Area = 1043 sq ft / 96.9 sq m

Maguire Baylis



Ground Floor



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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FRONT PORCH
Covered front entrance porch.

HALLWAY
Double glazed front door and window to front; built-in coats/storage cupboard; door to rear storage area with private door to side. Stairs to first floor.

LANDING
Double glazed window to side; built-in storage cupboard.

LIVING ROOM
Large double glazed window to front; built-in storage cupboard; fireplace recess.

KITCHEN
Double glazed window to rear; fitted with a range of wooden effect wall and base units with worktops to two walls; built-in oven and hob.

BEDROOM 3/STUDY
Double glazed window to rear.

HALLWAY
Built-in cupboard with space/plumbing for washing machine.

BEDROOM 1
Double glazed window to front; built-in double wardrobe.

BEDROOM 2
Double glazed window to rear; built-in double wardrobe.

BATHROOM
Double glazed window to rear; three piece suite featuring shower over the bath.

GARDENS
Delightful and immaculately maintained communal gardens surrounding the property.

GARAGE
Private garage en bloc - no. 10. Residents/visitors parking within the close.

LEASE & SERVICE CHARGES
LEASE - Share of freehold with an unexpired lease of approx 933 years.
SERVICE CHARGE - Approx £2760 pa

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///themes.sits.talked

AGENTS NOTE
Buyers should be aware that, under the terms of the lease, no pets are permitted at Foxes Dale.

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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.