



4 Edgworth House 69 Foxgrove Road

Beckenham, BR3 5BB

**£450,000 Leasehold EPC: D**

 **Maguire Baylis**



An impressively spacious first (top) floor apartment forming part of a small block of just four similar properties and located within a sought after residential road within easy reach of Beckenham Junction station plus surrounding High Street facilities.

This super property, which is offered for sale on a chain free basis, boasts vast and flexible accommodation providing three bedrooms and two large reception rooms, via a welcoming entrance hallway. Further accommodation comprises a good size fitted kitchen/breakfast room, plus bathroom and separate WC.

Outside, there are attractive and well established communal grounds, the rear with a good size area of lawn. There is also residents parking to the rear.

Foxgrove Road is a highly popular road. Much convenience is provided being within walking distance to stations at Beckenham Junction, Ravensbourne and New Beckenham. Beckenham High Street offers a great range of independent shops and restaurants and several supermarkets. For outdoor recreation, the highly popular Beckenham Place Park provides country walks almost on the doorstep and, for the more adventurous, the outdoor swimming lake.



- IMPRESSIVELY SPACIOUS FIRST FLOOR FLAT
- VAST ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS/THREE GOOD SIZE BEDROOMS
- SCOPE TO IMPROVE & ADAPT TO SUIT
- HIGHLY POPULAR LOCATION
- CLOSE TO TRANSPORT LINKS & HIGH STREET
- RESIDENTS OFF STREET PARKING
- SHORT WALK TO BECKENHAM PLACE PARK
- CHAIN FREE SALE



Approx. 110.2 sq. metres (1186.0 sq. feet)



Total area: approx. 110.2 sq. metres (1186.0 sq. feet)

### COMMUNAL HALLWAY

Stairs to first (top) floor.

### ENTRANCE HALL

An impressively spacious entrance hallway with double glazed windows to rear; two radiators; original oak strip flooring; door entry handset; two built-in storage cupboards.

### LOUNGE

18' x 12'4 (5.49m x 3.76m)

Double glazed bay window to front; radiator.

### DINING ROOM/BEDROOM 4

14'7 x 13' (4.45m x 3.96m)

Double glazed window to rear; radiator.

### KITCHEN

11'5 x 10' (3.48m x 3.05m)

Double glazed windows to rear and side; fitted white units with worktops to three walls; built-in electric oven and hob; cupboard housing gas combi boiler; radiator.

### BEDROOM 1

16'4 x 11'5 (4.98m x 3.48m)

Double glazed bay window to front; fitted wardrobe and built-in storage cupboard; radiator.

### BEDROOM 2

12'1 (plus door recess) x 8'5 (3.68m (plus door recess) x 2.57m)

Double glazed bay window to front; radiator.

### BEDROOM 3

9'8 x 8' (2.95m x 2.44m)

Double glazed window to rear; radiator.

### BATHROOM

Double glazed window to side; suite comprising bath; pedestal wash basin; radiator; extractor fan.

### SEPARATE WC

Double glazed window to side; WC suite.

### COMMUNAL GARDEN

Communal garden to rear; mainly laid to lawn.

### PARKING

Residents car parking to rear.

### LEASE & MAINTENANCE

LEASE - We are advised that a new lease of approx 125 years will be issued on completion of the sale.

MAINTENANCE - We are advised that yearly charges are in the region of £2000 per annum. to be confirmed..

GROUND RENT - tba

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///tides.vines.mining



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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.