



24 Oak Tree Gardens
Bromley, BR1 5BH
£700,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £700,000 - £725,000. Maguire Baylis are delighted to offer for sale this extended 1930's built four bedroom semi detached family house located within a lovely tree lined residential road with good schools close by and within easy walking distance of Grove Park station.

This super property provides bright and spacious accommodation featuring a fantastic open plan kitchen/family room to the rear with bi-folding doors to the garden and a large roof lantern allowing light to flood in. Further accommodation comprises: a spacious entrance hallway; downstairs WC; a bay-fronted living room. Upstairs, there are four bedrooms, plus a modern and luxuriously appointed family bathroom.

Outside, the garden is a great feature, featuring a full width patio/terrace and leading to a large detached garage to the rear.

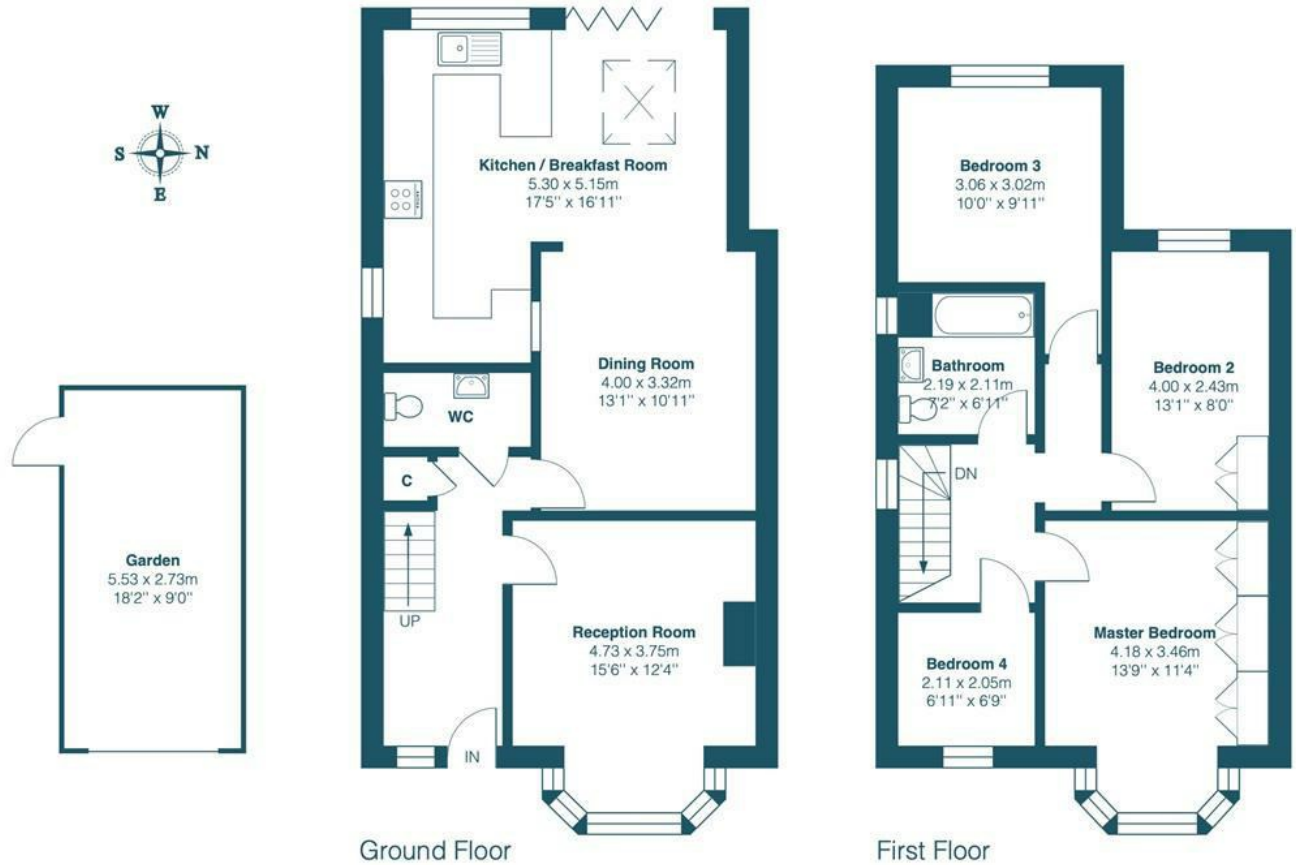
Oak Tree Gardens is an attractive, tree-lined road forming part of the popular Links Estate. It provides great access to Grove Park station with trains to London Bridge/Charing Cross, and is close to a range of useful shops in Burnt Ash Lane. Bromley High Street, along with The Glades retail centre, is also within easy reach being around two miles.



- SEMI DETACHED 1930's HOUSE WITH DOUBLE REAR EXTENSION
- FOUR WELL-PROPORTIONED BEDROOMS
- IMPRESSIVE OPEN PLAN 17' KITCHEN/FAMILY ROOM
- SPACIOUS BAY FRONTED LOUNGE
- DOWNSTAIRS WC ** WELL APPOINTED FAMILY BATHROOM
- LOVELY TREE-LINED ROAD ** POPULAR WITH FAMILIES
- CONVENIENT FOR LOCAL SHOPS/GROVE PARK STATION
- LARGE SINGLE GARAGE AT REAR
- WELL PRESENTED THROUGHOUT
- EPC - BAND D



Oak Tree Gardens BR1
 Total Area: 117.7 m²... 1267 ft²



This plan is 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.

FRONT PORCH

Covered entrance porch; outside light.

ENTRANCE HALLWAY

Part glazed front door; built-in understairs storage cupboards; wood effect flooring.

DOWNSTAIRS WC

Fitted wash basin; WC; radiator; extractor fan; wood flooring.

LOUNGE

15'6 x 12'3 (4.72m x 3.73m)

Double glazed bay window with fitted plantation shutters; feature fireplace; fitted shelving; wood effect flooring; radiator.

DINING/REAR RECEPTION ROOM

13'3 x 10'10 (4.04m x 3.30m)

Open plan to L-Shaped kitchen; radiator; wood effect flooring.

KITCHEN/FAMILY ROOM

17'4 x 16'10 (5.28m x 5.13m)

An impressive L-shaped room featuring bi-folding doors to the rear leading to the garden plus double glazed windows to rear and side. Fitted with a comprehensive range of modern white wall and base units with return breakfast bar. Polished granite worktops to three walls; inset butler sink unit; built-in oven and hob with extractor hood over; integrated dishwasher. Vertical radiator; wood effect flooring.

FIRST FLOOR LANDING

Double glazed window to side; access to loft space (loft with loft ladder, boarded for storage and with light).

BEDROOM 1

15'10 x 9'3 (to wardrobes) (4.83m x 2.82m (to wardrobes))

Double glazed bay window to front; fitted wardrobes to one wall; radiator.

BEDROOM 2

13'5 x 8' (4.09m x 2.44m)

Double glazed window to rear; radiator; fitted wardrobe.

BEDROOM 3

10' x 10' (plus door recess) (3.05m x 3.05m (plus door recess))

Double glazed window to rear; radiator.

BEDROOM 4

7' x 6'8 (2.13m x 2.03m)

Double glazed window to front; radiator.

BATHROOM

7'2 x 6'10 (2.18m x 2.08m)

Double glazed window to side; fitted with a modern, luxuriously appointed suite comprising panelled bath with built-in shower over and folding glass shower screen; fitted wash basin with storage units under; WC; heated towel rail; tiled flooring.

GARDEN

approx 68'10" (approx 21m)

Mainly laid to lawn with full width paved patio and terrace; outside water tap; side access via gate plus gate to rear.

GARAGE

18' x 10'5 (5.49m x 3.18m)

A good size single garage with up and over door; side door to garden; light and power.

COUNCIL TAX

London Borough of Bromley - Band E



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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.