



6 Eden Hall 52 Albemarle Road

Beckenham, BR3 5HR

£475,000 Leasehold EPC: D

 **Maguire Baylis**



Guide Price £475,000 - £500,000

Maguire Baylis are delighted to present to the market this superb, larger than average upper maisonette being set back from the road within an attractive location close to Beckenham Junction Station and all the town centre amenities.

Beautifully presented throughout, the property provides impressive accommodation which comprises a spacious 20' lounge with south facing window to rear, there is a large kitchen stylishly fitted with a range of modern units, plus central breakfast bar; there are two double bedrooms - the master with a built-in wardrobes; the bathroom provides a modern white suite with built-in shower, plus there is a separate WC.

Outside, the property features a good sized private rear garden, approached to the side/rear, mainly paved and featuring a storage shed. There is also garage to the rear en bloc.

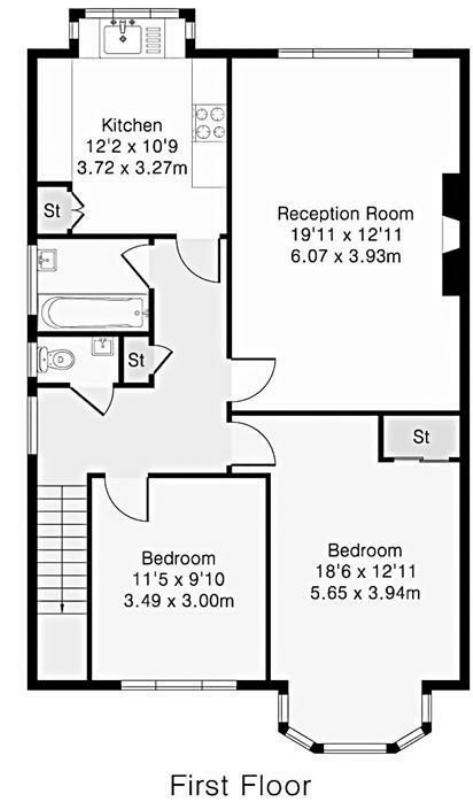
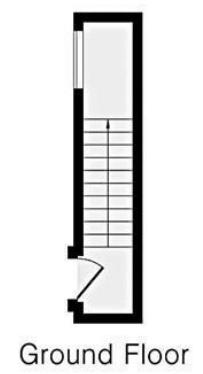
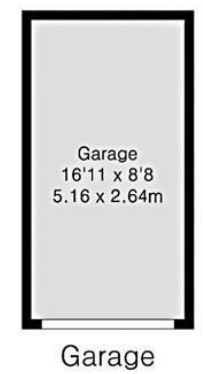
Albemarle is a highly popular and attractive road enjoying much convenience. Nearby facilities include Beckenham Place Park and Beckenham Tennis Club. Bromley town centre, featuring The Glades retain centre, is also within easy reach.



- BEAUTIFULLY APPOINTED UPPER MAISONETTE
- TWO DOUBLE BEDROOMS
- STYLISHLY APPOINTED KITCHEN WITH BREAKFAST BAR
- MODERN BATHROOM & SEPARATE WC
- GOOD SIZE SOUTH FACING PRIVATE GARDEN AT REAR
- GARAGE AT REAR
- HIGHLY POPULAR & CONVENIENT LOCATION
- EASY REACH BECKENHAM JUNCTION & HIGH STREET
- EPC - BAND D



Approximate Gross Internal Area 1069 sq ft – 99 sq m
Ground Floor Area 44 sq ft – 4 sq m
First Floor Area 878 sq ft – 82 sq m
Garage Area 147 sq ft – 14 sq m



ENTRANCE LOBBY

Ground floor entrance lobby; stairs to first floor.

HALLWAY

A good size hallway featuring a double glazed window to side; built-in storage/coats cupboard; radiator; wood effect flooring; access to loft (large loft with retractable loft ladder, light and power points).

LOUNGE

20' x 12'10 (6.10m x 3.91m)

Double glazed window to rear; wood effect flooring; radiator; feature recessed fireplace with wood surround and gas fire.

KITCHEN

12'9 x 10'8 (3.89m x 3.25m)

Double glazed bay window to rear; fitted with a comprehensive range of stylishly appointed wall and base units with wood effect worktops to three walls plus fitted central breakfast bar; built-in gas hob with extractor hood over; double oven; integrated dishwasher; spaces for fridge/freezer and washing machine; wood effect flooring; useful storage cupboard housing gas combi boiler; part tiled walls; radiator.

BEDROOM 1

18'9 (into bay) x 10'8 (5.72m (into bay) x 3.25m)

Double glazed bay window to front; built-in double wardrobe; radiator; wood effect flooring.

BEDROOM 2

11'4 x 9'10 (3.45m x 3.00m)

Double glazed window to front; built-in low level storage cupboard; wood effect flooring; radiator.

BATHROOM

Double glazed window to side; modern and well appointed suite comprising panelled bath with built-in Aqualisa shower over and fitted glass shower screen; fitted wash basin with vanity storage under; fully tiled walls; tiled flooring; heated towel rail.

SEPARATE WC

Double glazed window to side; WC; fitted wash basin; wood effect flooring; radiator.

GARDEN

approx 30' x 29' (approx 9.14m x 8.84m)

Private South facing garden at rear, approached via a pathway to the side of the property and accessed via a gate. Mainly paved for low maintenance with well stocked shrub borders; timber shed.

GARAGE

Single garage at rear.

LEASE & MAINTENANCE

LEASE - Approx 110 years remaining

MAINTENANCE - Shared as & When

GROUND RENT - nil

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.