



15 Foxes Dale

Shortlands, Bromley, BR2 0JS

£450,000 Share of Freehold EPC: D

 **Maguire Baylis**



Guide Price: £450,000 – £475,000.

Maguire Baylis are pleased to present to the market this bright & spacious Ground Floor Maisonette nestled within a quiet and leafy setting.

Forming part of a charming and well-maintained close, this super property provides generous living space which comprises: two well-proportioned double bedrooms, a large and inviting living room, and a modern fitted kitchen complemented by a separate utility room. The well-appointed bathroom includes both a bath and a separate built-in shower cubicle.

Surrounded by mature communal grounds, the maisonette benefits from a peaceful setting while offering ample parking and the added advantage of a private garage.

Ideally located, the property is just a short walk from Shortlands Station, providing excellent transport links to London, and is within easy reach of both Bromley and Beckenham town centres with their wide range of amenities, shops, and restaurants.

Offered to the market with no onward chain.

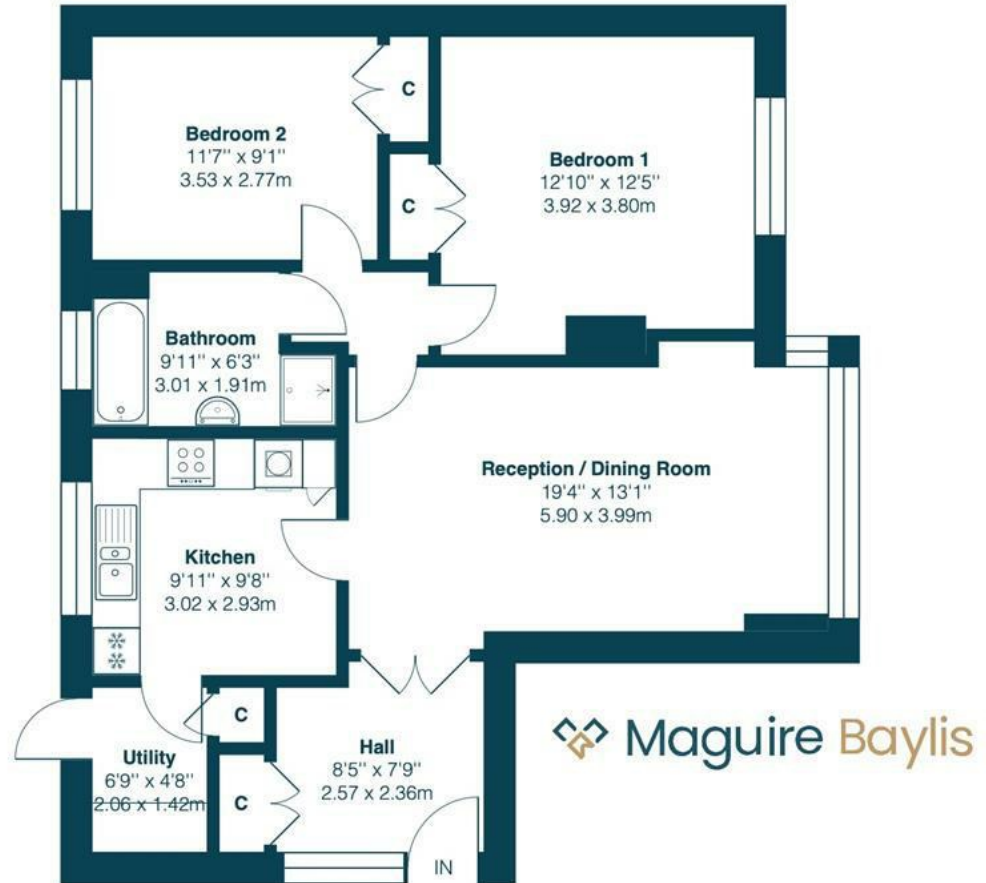
- SPACIOUS GROUND FLOOR MAISONETTE
- SET WITHIN A DELIGHTFUL CLOSE
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- MODERN FITTED KITCHEN & SEPARATE UTILITY ROOM
- WELL APPOINTED BATHROOM WITH SEPARATE SHOWER
- SURROUNDED BY MATURE COMMUNAL GROUNDS
- PLENTY OF PARKING PLUS PRIVATE GARAGE
- SUPER LOCATION – WALK TO SHORTLANDS STATION
- CHAIN FREE SALE





Foxes Dale, BR2

Approximate Gross Internal Area = 829 sq ft / 77 sq m



Ground Floor

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.
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HALLWAY

8'4 x 7'7 (2.54m x 2.31m)

Double glazed front door and window to side; built-in double coats/storage cupboard; radiator; multi-paned double doors to lounge.

LIVING ROOM

19'4 x 12'2 (5.89m x 3.71m)

Large double glazed window to front with fitted window shutters; radiator; door to kitchen.

KITCHEN

10' x 9'7 (3.05m x 2.92m)

Double glazed window to rear; fitted with a range of stylishly appointed white gloss wall and base units with granite effect worktops to two walls; inset sink unit; built-in electric hob with extractor hood over; double oven; integrated fridge/freezer and dishwasher; door to:

UTILITY ROOM

Double glazed door to rear leading to communal gardens; fitted worktop and wall units housing gas boiler; spaces for washing machine and tumble dryer; built-in shelved storage cupboard.

INTERNAL LOBBY

Doors to bedrooms and bathroom.

BEDROOM 1

13' x 11'8 (3.96m x 3.56m)

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

BEDROOM 2

11'7 x 9'1 (3.53m x 2.77m)

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

BATHROOM

Fitted with a modern and well appointed suite comprising panelled bath; separate built-in shower cubicle; pedestal wash basin; WC; fully tiled walls; vinyl flooring; heated towel rail.

GARDENS

Beautifully kept, mature communal gardens surrounding the property.

PARKING/GARAGE

Single garage en bloc, residents parking to front.

COUNCIL TAX

London Borough of Bromley - Band D

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of 935 years

MAINTENANCE - Currently £220 per month to include buildings insurance and contributions to reserve fund.

Nb: Under the terms of the lease no dogs are permitted and no sub-letting for more than 6 months within any 12 month period.

LOCATION

What3words: ///played.junior.action



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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.