



The Coach House 7a Oaklands Road

Bromley, BR1 3SJ

£500,000 Leasehold EPC: D

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this superb, ground and lower ground split-level conversion providing generously proportioned three bedroom accommodation.

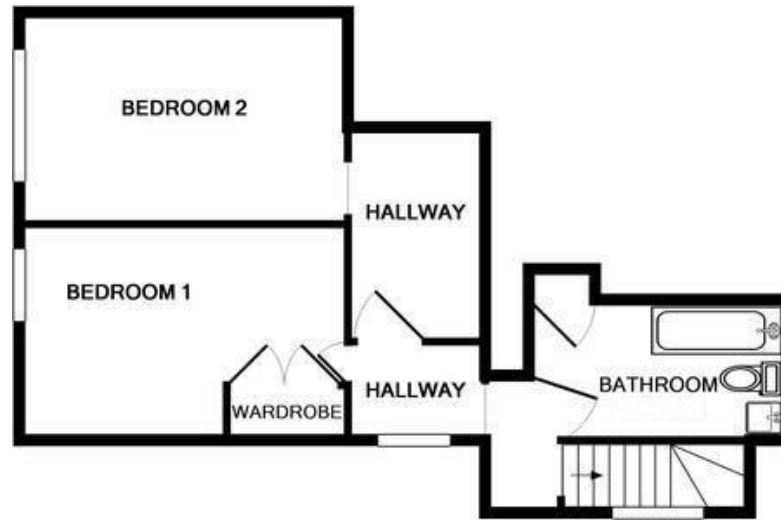
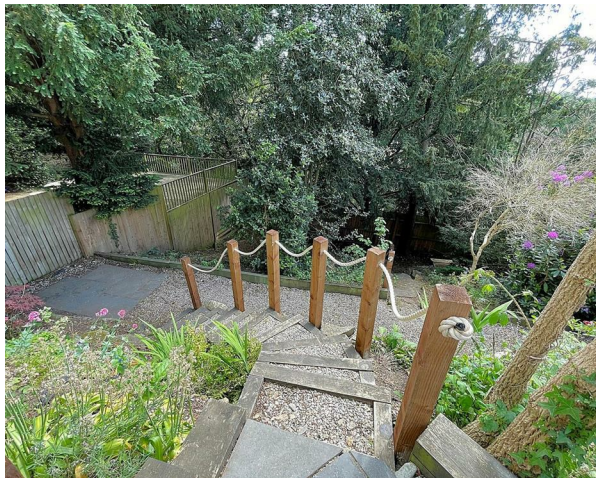
This impressive property forms part of an attractive Victorian residence and features its own private entrance approached to the side, the internal accommodation comprises: a welcoming entrance hallway with stairs to the lower level; a superb living room with feature fireplace; spacious kitchen fitted with a comprehensive range of units. There is also a double bedroom to the upper floor, currently used as a home office and located off the lounge, plus there is a family bathroom/WC.

The lower ground floor provides two further bedrooms plus a luxuriously finished shower room featuring walk-in shower cubicle.

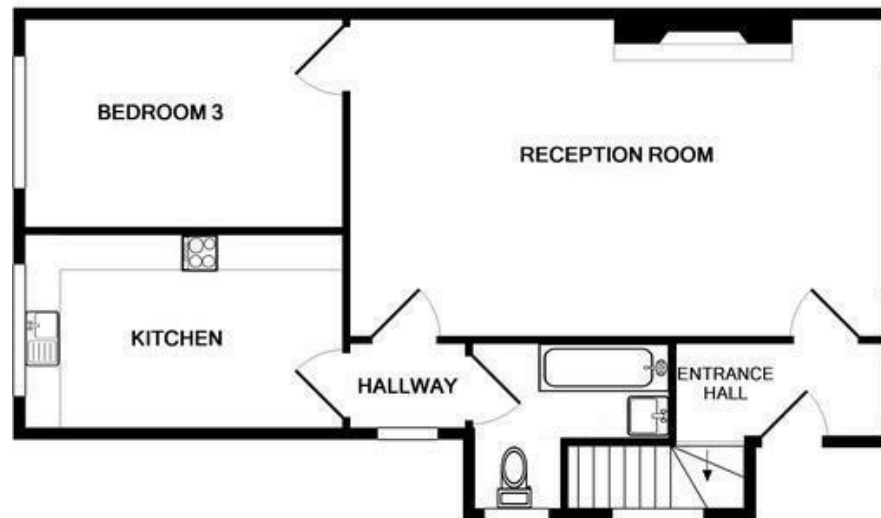
Outside, there is a delightful private terraced garden which enjoys a sunny south-westerly aspect and a high degree of seclusion with numerous surrounding mature trees. There is also a communal for all residents to use which is decked and provides a seating area.

Bromley High street with its numerous amenities, including The Glades retail centre together with transport links, including Bromley North, Ravensbourne and Shortlands stations are all within easy walking distance. There is also a great choice of outdoor recreational facilities nearby, which include: Queensmead Park nearby in Shortlands, plus Beckenham Place Park with beautiful woodland walks and the popular outdoor swimming lake.

- SUPERB SPLIT LEVEL CONVERSION
- IMPRESSIVE 21' LIVING ROOM
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- MODERN FITTED KITCHEN
- PRIVATE ENTRANCE TO SIDE
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION - ACCESS TO TOWN CENTRE
- CHAIN FREE SALE
- EPC - BAND D



BASEMENT LEVEL
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 59.7 SQ.M.
(642 SQ.FT.)

TOTAL APPROX. FLOOR AREA 97.1 SQ.M. (1045 SQ.FT.)

PRIVATE ENTRANCE

Private entrance, approached to the left hand side of the property. Outside light.

ENTRANCE HALLWAY

Part glazed front door; windows to front and side with fitted shutters; dado rails; stairs to lower floor; access to loft storage space.

LOUNGE

21'8 x 13'2 (6.60m x 4.01m)

Windows to front with fitted window shutters; fireplace with wooden painted surround and tiled inset; radiator; dado rails; coved ceiling. Door to:

BEDROOM 3/STUDY

13' (into door recess) x 8'10 (3.96m (into door recess) x 2.69m)

Window to rear; radiator; built-in wardrobe.

LOBBY

Window to side.

KITCHEN

13'2 x 8'2 (4.01m x 2.49m)

Windows to rear and side; modern suite comprising white gloss wall and base units; worktops to two walls; stainless steel sink; stainless steel hob with extractor hood over; built-in oven; radiator; part tiled walls; tiled flooring; cupboard housing gas boiler.

BATHROOM

Window to side plus high level window set to side within raised ceiling; suite comprising panelled bath with mixer tap/shower attachment; fitted wash basin with vanity storage unit; WC; part tiled walls; vinyl flooring; extractor fan.

GROUND FLOOR LOBBY

Double glazed window to side; radiator.

BEDROOM 1

13'3 x 8'7 (4.04m x 2.62m)

Double glazed window to rear; radiator.

DRESSING AREA

9'3 x 5'8 (2.82m x 1.73m)

Door leading to Bedroom 1.

BEDROOM 2

13'3 x 8'8 (4.04m x 2.64m)

Double glazed window to rear; radiator; range of fitted wardrobes.

SHOWER ROOM

A modern and well appointed suite comprising walk in shower with glass shower screen; concealed cistern WC; fitted wash basin with vanity storage unit under; fully tiled walls; tiled flooring; heated towel rail; recessed shelving.

PRIVATE GARDEN

approx 40' (approx 12.19m)

Private rear garden, approached via a gate to the side; landscaped over recent years providing a main paved patio area, sleeper steps leading down to a further terraced seating area. Mature trees surrounding the garden provide a great sense of privacy.

COMMUNAL GARDEN

Approached via a gate to the side, large decked patio with seating.

PARKING

On street, unrestricted.

LEASE/MAINTENANCE

LEASE - Lease of 999 years from 2015. Approx 989 years remaining.

MAINTENANCE - Currently £2,842.05pa to include general block maintenance, communal gardening, buildings insurance & reserve fund contribution.

GROUND RENT - n/a

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.