



4 Alder House Westerham Road

Keston, BR2 6HE

£600,000 Share of Freehold EPC: B

 **Maguire Baylis**

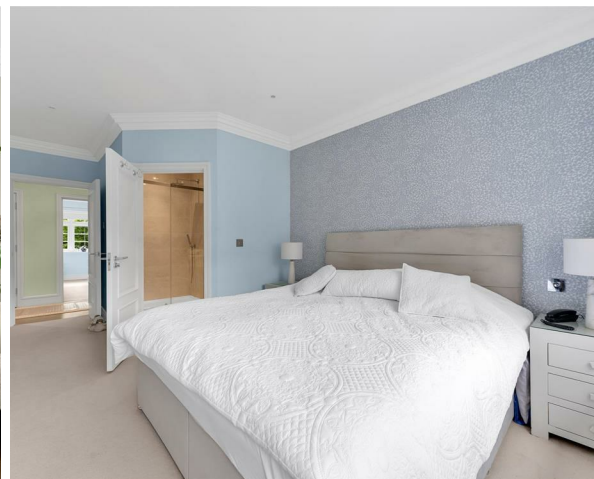


A stunning two double bedroom/two bathroom first floor apartment forming part of the luxurious 'Water's Edge' development, set within beautifully maintained communal ground backing onto Keston ponds.

Constructed by renowned builders Millgate Homes in 2017, this gated development oozes charm and character and is ideally located for local walks in the ancient woodland at Keston, yet just a 10 minute walk to Keston village with two popular pubs and useful village shop & post office.

Internally, the property is accessed via a welcoming communal hallway stairs to the first floor. The apartment is luxuriously appointed throughout and comprises: large entrance hallway; stunning open plan living room with bespoke fitted kitchen area featuring a marble worktops and full range of integrated appliances; both bedrooms are of a large, double size and feature deep built-in wardrobes, the master with en-suite shower, there is also a separate bathroom/WC.

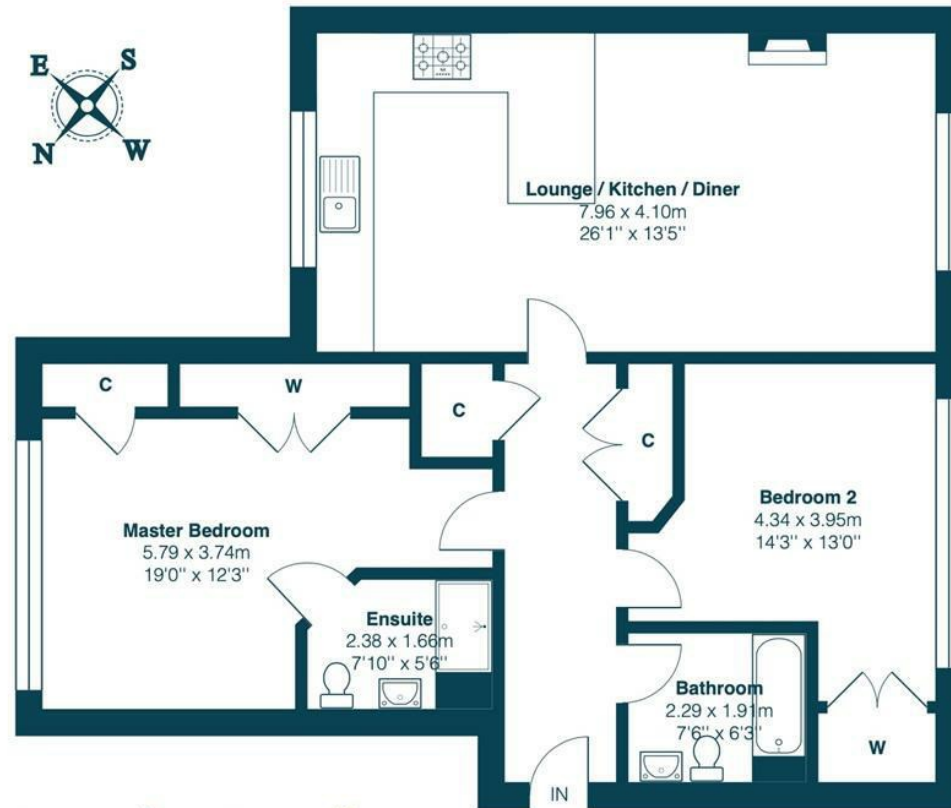
Located on Westerham Road, Keston ponds and common are within walking distance as well as some delightful local gastro pubs. Local stations include Bromley South, which can also be reached via the busses in Westerham Road, servicing Victoria and Blackfriars, as does Orpington which also services London Bridge, Canon Street and Charing Cross. Locksbottom is close by with all its amenities including several highly rated restaurants.



- STUNNING HIGH END APARTMENT
- SOUGHT AFTER DEVELOPMENT CONSTRUCTED 2017
- SET WITHIN BEAUTIFUL COMMUNAL GROUNDS
- TWO DOUBLE BEDROOMS ** TWO BATH/SHOWER ROOMS
- LARGE OPEN PLAN LIVING SPACE
- LUXURIOUSLY APPOINTED FULLY INTEGRATED KITCHEN
- UNDERFLOOR HEATING THROUGHOUT
- TWO ALLOCATED PARKING BAYS
- DELIGHTFUL LOCATION BACKING KESTON PONDS
- EPC - BAND B



Westerham Road BR2 · Total Area: 90.2 m²... 971 ft²



 **Maguire Baylis**

First 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.

COMMUNAL HALLWAY

A welcoming entrance hall with stairs to first floor.

HALLWAY

17'8 x 4'7 (5.38m x 1.40m)

A spacious hallway featuring built-in double storage cupboard; further built-in cupboard housing hot water cylinder; solid wood flooring.

LIVING ROOM / KITCHEN

26' x 13'5 (7.92m x 4.09m)

A spacious double aspect open plan living space featuring double glazed windows to front and rear. The lounge area provides a feature stone fireplace with electric fire.

KITCHEN AREA: Fitted with a comprehensive range of stylishly appointed grey Shaker style wall and base units complemented with white marble worktops to two walls and return breakfast bar. Inset sink units; full range of integrated appliances comprising two ovens/microwave, dishwasher, fridge & freezer, 5 ring gas hob with extractor hood.

BEDROOM 1

15'6 (plus door recess) x 12'2 (to wardrobes) (4.72m (plus door recess) x 3.71m (to wardrobes))

Double glazed window to rear; range of built-in wardrobes to one wall. Door to:

EN SUITE SHOWER

Luxuriously appointed suite comprising full width shower enclosure; fitted wash basin with vanity storage under; concealed cistern WC; part tiled walls and tiled flooring; heated towel rail; extractor fan; fitted wall mirror.

BEDROOM 2

14'2 (max) x 10'7 (plus door recess) (4.32m (max) x 3.23m (plus door recess))

Double glazed window to front; deep built-in wardrobe (currently housing a desk/workstation for the current owners).

BATHROOM/WC

Luxuriously appointed suite comprising bath with built-in shower over and fitted glass shower screen; wash basin with vanity storage under; concealed cistern WC; part tiled walls and tiled flooring; heated towel rail; extractor fan; fitted wall mirror.

PARKING

Two allocated parking spaces set within secure, gated grounds.

COMMUNAL GARDENS

The glorious gardens are a key feature of the property. Beautifully kept, backing onto Keston Ponds. Stocked with numerous specimen trees and shrubs and surrounded with mature trees. A simply delightful setting.

LEASE & MAINTENANCE

LEASE - Share in freehold with a lease of 992 years remaining.

MAINTENANCE - Approx £400 per month.

COUNCIL TAX

London Borough of Bromley - Band D



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.