



10 Glenhurst Foxgrove Road

Beckenham, BR3 5DB

£375,000 Leasehold EPC: D

 **Maguire Baylis**



Set on the top floor of a well-maintained building along the sought-after Foxgrove Road, this bright and stylish two double bedroom flat offers spacious, modern living with an abundance of natural light.

The property features a generously sized, dual-aspect reception room with views over the communal gardens, alongside a sleek white gloss kitchen fitted with a full range of integrated appliances and a handy walk-in larder/storage cupboard. Both bedrooms are well-proportioned doubles, while the contemporary three-piece bathroom is smartly finished and includes a built-in shower over the bath.

Additional highlights include excellent internal storage, a lockable external storage unit, and plenty of parking for residents.

Ideally located, the flat is within easy walking distance of Beckenham High Street, where you'll find a great selection of cafés, restaurants, bars, and independent shops. Ravensbourne and Beckenham Junction stations are also close by, offering convenient rail links into central London.

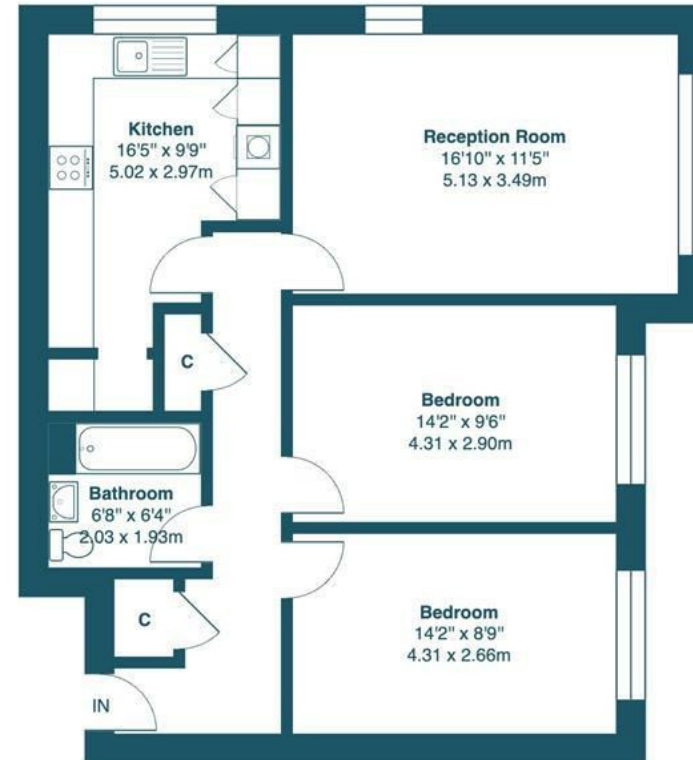
- TOP FLOOR APARTMENT
- BRIGHT & SPACIOUS TWO DOUBLE BEDROOM ACCOMMODATION
- STYLISHLY APPOINTED THROUGHOUT
- LARGE FULLY FITTED & INTEGRATED KITCHEN
- MODERN BATHROOM WITH BATH & SHOWER OVER
- GREAT LOCATION - EASY REACH BECKENHAM TOWN CENTRE
- MATURE COMMUNAL GARDENS
- PLENTY OF RESIDENTS PARKING
- USEFUL OUTSIDE STORAGE & BIKE STORE
- EXCELLENT TRANSPORT LINKS





Foxgrove Road, BR3

Approximate Gross Internal Area = 772 sq ft / 71.7 sq m



Second Floor

 **Maguire Baylis**

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. No liability is accepted for any errors.

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COMMUNAL HALLWAY

stairs to top floor.

ENTRANCE HALL

A spacious hallway featuring useful built-in coats/storage cupboard plus further built-in linen cupboard; radiator; door entry handset.

LIVING ROOM

16'10 x 11'5 (5.13m x 3.48m)

Double glazed windows to side and rear overlooking the gardens; radiator.

KITCHEN

13'10 x 8' (to units) (4.22m x 2.44m (to units))

Double glazed window to side; fitted with a comprehensive range of modern white gloss wall and base units with worktops to two walls; inset sink unit; built-in Neff induction hob and double oven; extractor hood; integrated washing machine and dishwasher; integrated fridge/freezer; cupboard housing gas combi boiler; walk-in larger/shelved storage cupboard.

BEDROOM 1

14'1 x 9'6 (4.29m x 2.90m)

Double glazed window to rear; radiator.

BEDROOM 2

14'1 x 9'6 (4.29m x 2.90m)

Double glazed window to rear; radiator.

BATHROOM

Well appointed bathroom with a stylishly appointed suite comprising panelled bath with built-in shower over; wash basin with vanity storage under; WC; fully tiled walls and tiled flooring; extractor fan.

COMMUNAL GARDENS

Well kept mature communal grounds. Worth noting there is also a useful outside store cupboard for each flat, plus bike storage.

PARKING

Residents parking to front and rear.

LEASE & MAINTENANCE

LEASE - approx 173 years remaining.

SERVICE CHARGE - Currently £130.90 per month (£1570.80 pa)

GROUND RENT - Nil

LOCATION

What3words: tasty.fear.looked

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.