

3 Cairndale Close

Bromley, BR1 4HH

£825,000 Freehold EPC: Band E

Maguire Baylis







Guide Price: £825,000 - £850,000. An impressive detached family house forming part of a quiet and exclusive cul-de-sac setting and located within walking distance of Sundridge Park local shops and station.

The property, which is offered for sale on a chain free basis, provides spacious accommodation which comprises; a welcoming entrance hallway; two good size reception rooms; stylishly appointed fitted kitchen; plus a cloakroom to the ground floor.

Upstairs, via a spacious landing, there are four bedrooms - three double size rooms plus a large single room - plus the family bathroom. The master bedroom also features an en-suite shower room.

Outside, the property benefits from a well maintained, and manageably sized, south-easterly aspect rear garden providing a high degree of seclusion. To the front, there is a large driveway allowing off street parking for two vehicles and leading to a large integral garage.

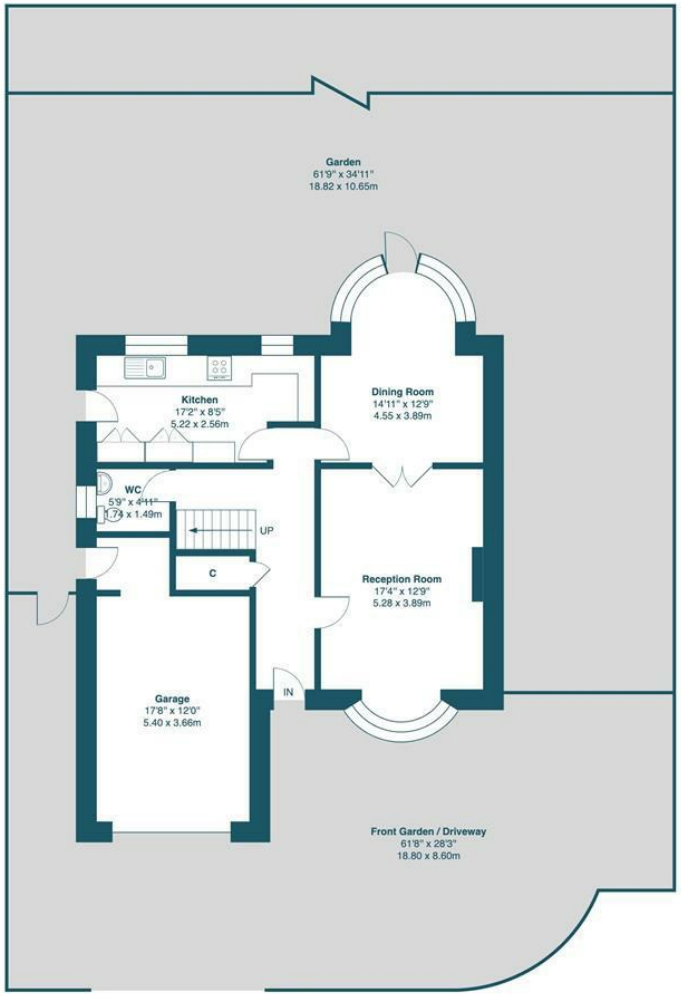
Cairndale Close is located just off Kinnaird Avenue being around 0.6miles from Sundridge Park. Bromley town centre is also easily within reach and nearby schools include the highly regarded Parish Primary school close by in London Lane.

- IMPRESSIVE DETACHED FAMILY HOUSE OFFERED CHAIN FREE
- QUIET & EXCLUSIVE CUL-DE-SAC LOCATION
- SPACIOUS ACCOMMODATION OF OVER TWO FLOORS
- FOUR BEDROOMS INCLUDING THREE DOUBLE ROOMS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- TWO GENEROUS RECEPTION ROOMS
- STYLISH FITTED KITCHEN ** GROUND FLOOR WC
- SECLUDED SOUTH-EASTERLY ASPECT GARDENS TO REAR & SIDE
- LARGE DRIVEWAY & INTEGRAL GARAGE
- EASY REACH OF SUNDRIDGE PARK STATION, LOCAL SHOPS AND PARISH PRIMARY SCHOOL









Ground Floor

Cairndale Close, BR1

Approximate Gross Internal Area = 1444 sq ft / 134.2 sq m

Garage Area = 240 sq ft / 22.3 sq m

Total Area = 1684 sq ft / 156.5 sq m



First Floor

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This floor plan was produced using RICS measurements standards 2nd edition.
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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HALLWAY
Deep built-in coats/storage cupboard.

DOWNSTAIRS WC

LIVING ROOM
Bay window to front; double doors to dining room.

KITCHEN
Fitted with a range of modern and well appointed wall and base units.

FIRST FLOOR LANDING
Built-in airing cupboard; loft access.

BEDROOM 1
Fitted wardrobes; door to:

EN SUITE SHOWER

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

GARDEN
The property occupies a generous wide plot with attractive gardens extending to the rear and side. The rear garden is predominantly laid to lawn and bordered by a variety of established trees and shrubs, providing a high degree of privacy and seclusion. A paved patio extends to the side of the property, creating an ideal space to relax and enjoy the afternoon light. There is gated access to both sides of the house, together with a useful storage shed.

To the front, the property benefits from off-street parking via a private driveway, complemented by an attractive lawned garden.

GARAGE
17'8 x 12' (5.38m x 3.66m)
Large semi-integral garage with door to the side plus a useful recess at the rear which has been used by the owner as a utility area. Off street parking to front on the driveway.

COUNCIL TAX
London borough of Bromley - Band F

LOCATION
What3words: ///brick.truly.legal

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The Property Ombudsman

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.