

Flat 4 46 Cambridge Road

Sundridge Park, Bromley, BR1 4EA

£450,000 Share of Freehold EPC: Band C

Maguire Baylis







Guide Price: £450,000-£475,000.
Maguire Baylis are delighted to offer for sale this beautifully appointed three bedroom top floor conversion which has been comprehensively refurbished throughout, providing stylish and thoughtfully designed accommodation in a particularly convenient Sundridge Park location.

The property has been finished to an excellent standard, with a contemporary interior and a well-planned layout making great use of the available space. A generous split-level entrance hallway creates an impressive first impression and provides access to the principal rooms, together with plenty of useful built-in storage.

The open-plan living/kitchen area enjoys an attractive outlook towards the green and incorporates a sleek, modern fitted kitchen with a range of integrated appliances. There are three bedrooms, with the principal bedroom benefiting from a stylish en suite shower room, together with a luxuriously appointed main bathroom. Further storage is provided by a large loft space.

The location is a particular feature, positioned just yards from the local shops, cafés and amenities at Sundridge Park Village, as well as Sundridge Park station with its rail link connecting to Grove Park. Bromley town centre is also within easy walking distance, providing a comprehensive range of shopping, leisure and transport facilities.

Offered to the market on a CHAIN FREE basis, this is a superb opportunity for buyers seeking a newly refurbished, low-maintenance home in an exceptionally convenient setting.

- NEWLY REFURBISHED TOP FLOOR CONVERSION
- BEAUTIFULLY APPOINTED THROUGHOUT
- THREE BEDROOM ACCOMMODATION
- MASTER BEDROOM WITH STYLISH EN SUITE SHOWER
- LUXURIOUSLY APPOINTED BATHROOM
- OPEN PLAN LOUNGE/KITCHEN AREA
- SPACIOUS SPLIT-LEVEL HALLWAY
- PLENTY OF BUILT-IN STORAGE PLUS LARGE LOFT SPACE
- JUST 'YARDS' FROM LOCAL SHOPS & SUNDRIDGE PARK STATION
- GREAT SETTING OVERLOOKING THE GREEN

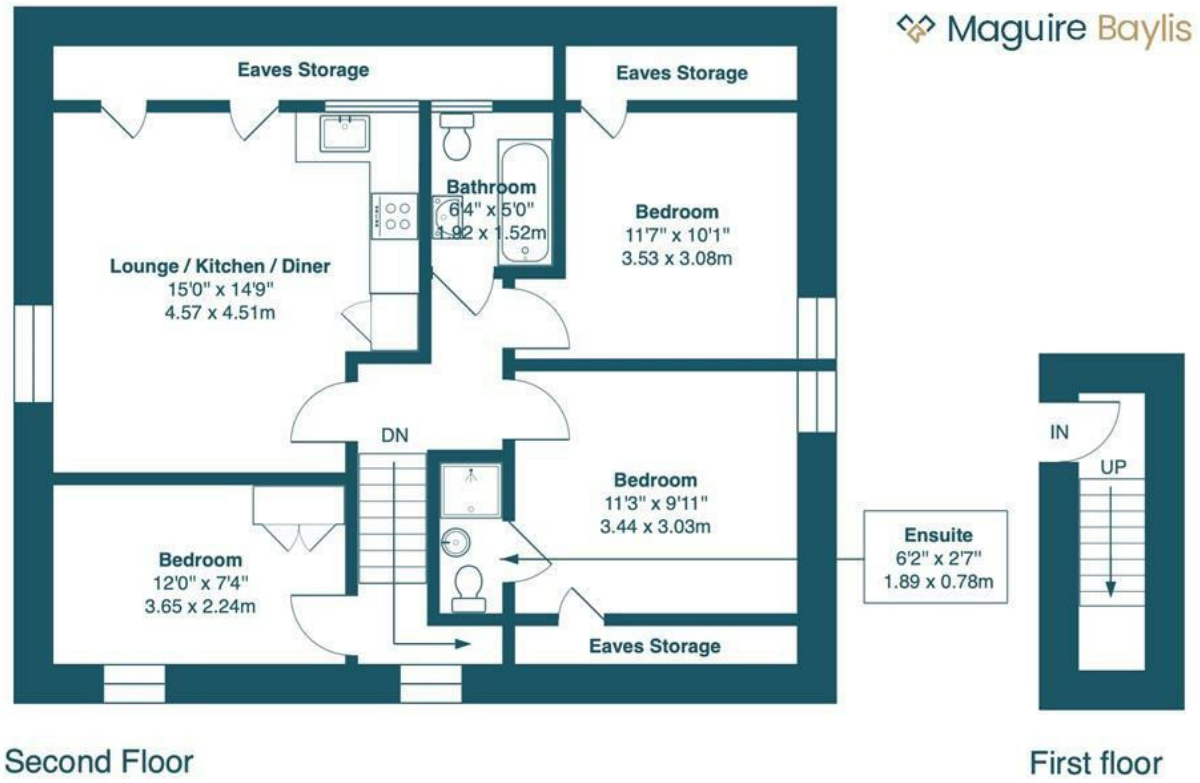






Cambridge Road, BR1

Approximate Gross Internal Area = 806 sq ft / 74.9 sq m



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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COMMUNAL HALLWAY
Stairs to first floor.

ENTRANCE HALLWAY
A large split level hallway. The property is accessed at first floor level with a private staircase leading to the top floor.

OPEN PLAN LOUNGE/KITCHEN
Double glazed windows to front and side; newly appointed range of kitchen units with integrated appliances. Built-in eves storage plus cupboard housing gas combi boiler.

BEDROOM 1
Double glazed window to side; built-in eves storage. Door to:

EN SUITE SHOWER
Brand new stylishly appointed three piece suite.

BEDROOM 2
Double glazed window to side; built-in eves storage.

BATHROOM
Brand new luxuriously appointed three piece suite featuring bath with built-in shower over. Double glazed dormer window to front.

BEDROOM 3
Double glazed window to rear; built-in double wardrobe/storage cupboard.

GARDENS
Well kept communal garden to rear.

PARKING
Plenty of residents parking to rear, each flat has two spaces assigned, however the spaces are not allocated.

LEASE & MAINTENANCE
LEASE - Share in Freehold with a lease of 957 years remaining
MAINTENANCE - Share four ways as & when.
GROUND RENT - n/a

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///blues.thigh.cowboy

Shortlands
104 Beckenham Lane
Shortlands
Bromley
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Hayes
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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.