



23 Kemsing Close

Bromley, BR2 7ET

£1,850 EPC: C

 Maguire Baylis



Conveniently situated within a popular cul-de-sac just 'yards' from the shops at Hayes Station Approach and main-line station, this impressive flat provides three double bedroom accommodation with two private balconies.

The property is beautifully presented throughout with the spacious accommodation comprising: long welcoming entrance hallway with useful built-in storage; bright and spacious through living room with French door providing access to the large covered balcony to the rear enjoying a sunny aspect; modern and stylishly appointed kitchen with built-in oven and hob plus appliances included; well appointed bathroom and separate WC. All three bedrooms are of a generous double size and feature built-in wardrobe to each room.

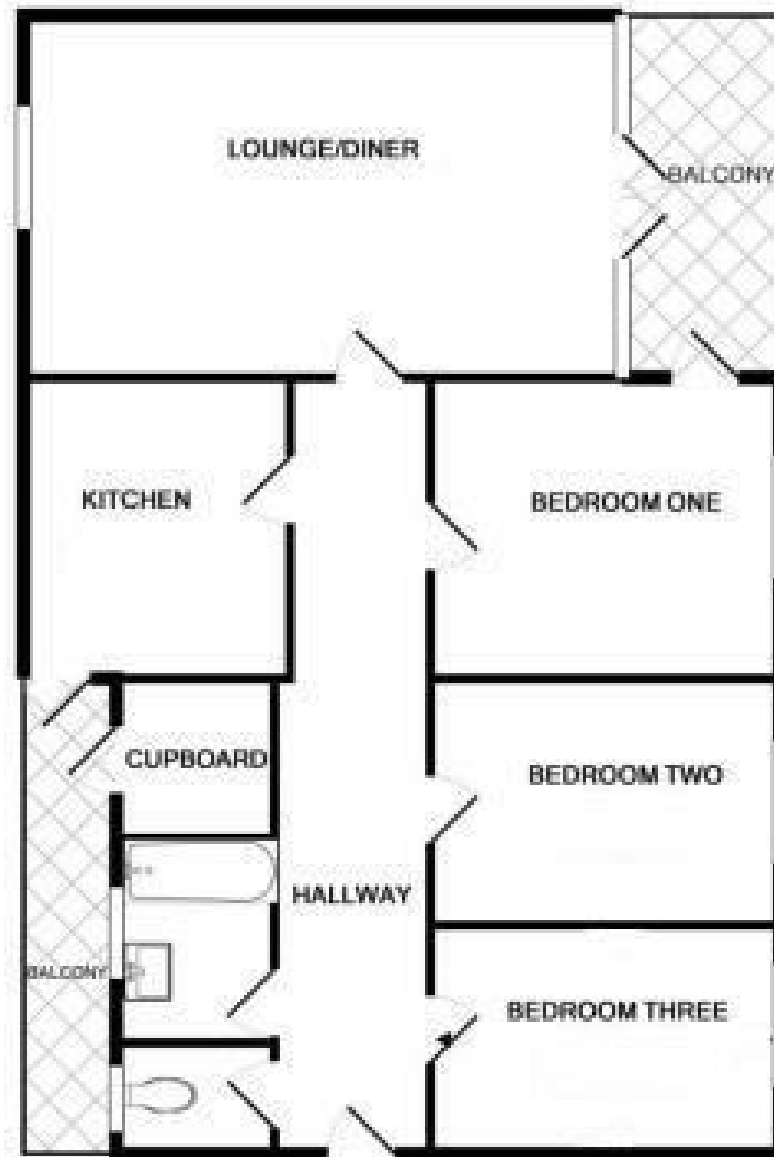
There is also an additional balcony to the front, located form the kitchen, providing a useful store cupboard.

Outside, there are attractive communal grounds to the rear, mainly lawned, whilst the close allows for residents parking on a first come, first served basis.

Station Approach provides a fantastic range of local shops, popular restaurants and several coffee outlets. Hayes station, with trains to Cannon Street/London Bridge, is just over the road, plus there are well regarded schools close by including Hayes Primary/Secondary schools.

The property is offered unfurnished.

- IMPRESSIVE FIRST FLOOR FLAT
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO PRIVATE BALCONIES
- 19' THROUGH LOUNGE
- MODERN FITTED KITCHEN
- BATHROOM & SEPARATE WC
- GREAT CUL-DE-SAC LOCATION
- CLOSE TO HAYES SHOPS & STATION
- UNFURNISHED - AVAILABLE END AUGUST ONWARDS



COMMUNAL HALL

Stairs to first floor.

ENTRANCE HALLWAY

A large and welcoming entrance with built-in storage cupboard; further built-in cupboard housing gas meter; wood effect flooring; radiator.

LOUNGE

19'5 x 11'8 (5.92m x 3.56m)

An impressive through lounge with double glazed windows to front plus French doors to rear leading to private covered balcony; two radiator.

BALCONY

12'2 x 5'3 (3.71m x 1.60m)

A private covered balcony overlooking the rear gardens offering a sunny aspect.

KITCHEN

10'4 x 9' (3.15m x 2.74m)

Double glazed window to front and part glazed door to balcony to front; fitted with a modern and stylishly appointed range of units with worktops to three walls; inset sink unit; built-in gas hob, electric oven, washing machine and fridge/freezer. Useful built-in storage/larger cupboard; tiled flooring.

FRONT BALCONY

12'8 x 3' (3.86m x 0.91m)

Covered balcony to front; useful deep built-in storage cupboard.

BEDROOM 1

12' x 11' (max) (3.66m x 3.35m (max))

Double glazed window to rear plus glazed door to rear balcony; radiator; built-in wardrobe; wood effect flooring.

BEDROOM 2

12' x 9'2 (3.66m x 2.79m)

Double glazed window to rear; wood effect flooring; radiator; built-in wardrobe.

BEDROOM 3

11'7 x 8' (3.53m x 2.44m)

Double glazed window to rear; radiator; wood effect flooring; built-in wardrobe.

BATHROOM

Modern suite comprising panelled bath with mixer tap/shower attachment over and fitted glass shower screen; fitted wash basin/vanity storage unit; heated towel rail; part tiled walls; tiled flooring; double glazed window to rear.

SEPARATE WC

Double glazed window to rear; WC; radiator; tiled flooring.

GARDENS

Attractive communal grounds; mainly lawn.

PARKING

On street.

COUNCIL TAX

London Borough of Bromley - Band C



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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.