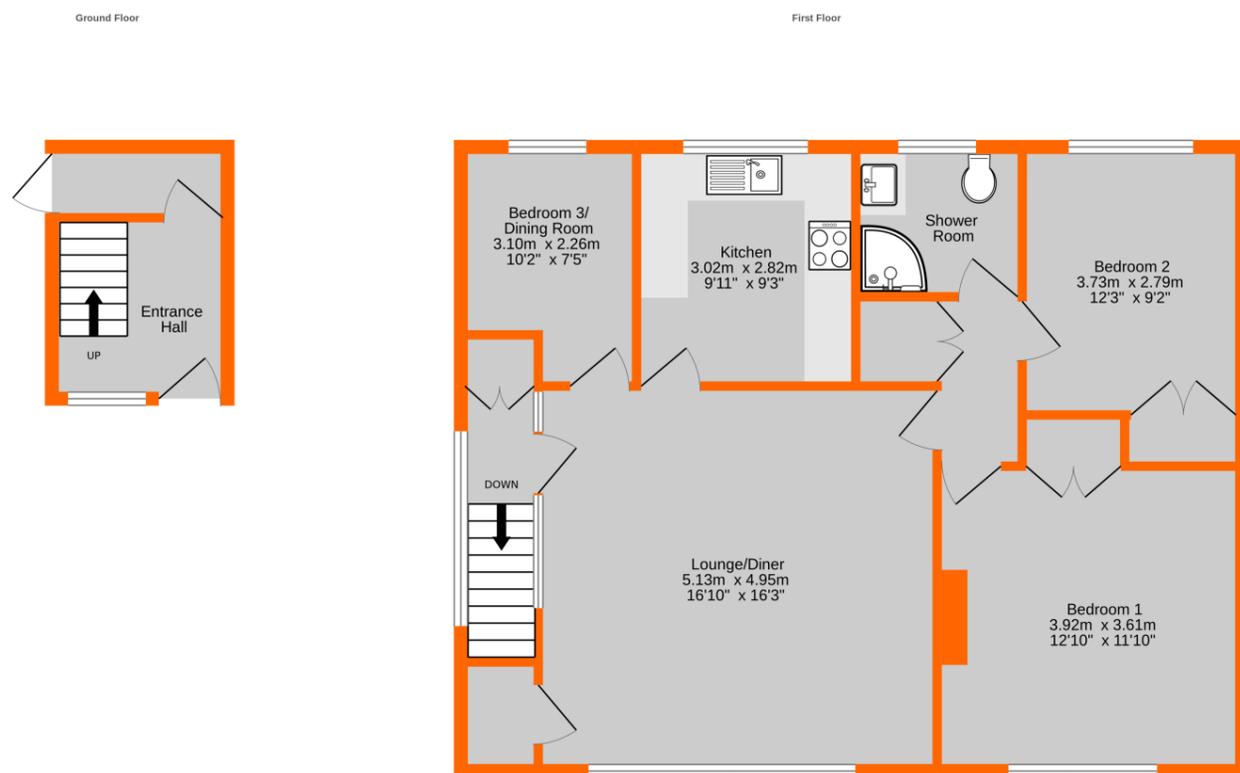


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 78.9 sq.m. (849 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2022



Viewing by appointment with our West Wickham Office - 020 8460 7252

24 Foxes Dale, Bromley, Kent BR2 0JS

£465,000 Share of Freehold

- Spacious First Floor Maisonette.
- Generous Living Room.
- Two/Three Bedrooms.
- Well Kept Communal Gardens.
- Garage En Bloc.
- Long Lease with Share of Freehold.
- Convenient For Shortlands Station.
- Close To Popular Local Schools.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



24 Foxes Dale, Bromley, Kent BR2 0JS

Tucked away in a popular location off Shortlands Road, is this spacious two/three bedroom first floor maisonette set within beautiful communal grounds close to Shortlands Station with excellent transport links into central London. The spacious lounge with picture window overlooks the communal gardens of this popular development surrounded by mature trees and shrubs. The maisonette has been looked after by the current owner and includes gas fired central heating via low level radiators and a newly installed Worcester combination boiler, modern double glazing, two/three bedrooms, two having built in wardrobes, a fitted cream shaker style kitchen with integrated appliances and updated shower room with walk-in shower enclosure and chrome wall mounted shower. The third bedroom is currently used as a dining room and overlooks the rear gardens. Benefits include beautifully maintained communal grounds to the front and rear with central lawn, several large storage cupboards and a single garage en bloc. The development also has some additional off street parking on a first come basis. Foxes Dale is a sought after residential development known for its quiet setting, active residents association and park like grounds.

Location

Foxes Dale is a sought after location having a quiet and tranquil setting off Shortlands Road, which runs from Hayes Lane through to Shortlands train Station. Bus routes serving both Bromley and Beckenham stop along Shortlands Road with bus stops close by. Shortlands Village and Shortlands train station with excellent services into central London, are about half a mile away. Bromley Town Centre and The Glades with its excellent shopping and leisure facilities is about a mile away. Beckenham High Street is also about a mile away. Local popular schools include Highfield and Harris primary academy Shortlands.



Ground Floor

Entrance Hall

2.38m x 2.36m (7' 10" x 7' 9") Enclosed entrance hall, double glazed UPVC glazed deep storage cupboard (2.5m x 1.2m (8' 2" x 3' 11")), stairs to:

First Floor

First Floor Landing

Radiator, double glazed window to side, built in storage cupboard with high level cupboard

Living Room

5.12m x 4.95m (16' 10" x 16' 3") Double glazed window to front, low level radiator, coved cornice, feature fireplace surround, laminate wood flooring, door to storage cupboard

Kitchen

0m x 0m (0' 0" x 0' 0") 3.02m x 2.82m (9' 11" x 9' 3") Double glazed window to rear, range of cream shaker style wall and base units, laminate work surfaces over, stainless steel sink unit with chrome mixer tap, Worcester combination boiler installed in 2022 in a concealed cupboard, integrated dishwasher and washing machine, integrated upright fridge/freezer, AEG electric double oven and stainless steel gas hob, extractor hood, coved cornice, tiled floor, tiled splashback

Dining/Bedroom 3

3.11m x 2.27m (10' 2" x 7' 5") Double glazed window to rear, coved cornice, low level radiator, laminate wood flooring

Inner Hallway

Laminate wood flooring, airing cupboard housing storage and radiator

Bedroom 1

3.92m x 3.6m (12' 10" x 11' 10") Double glazed window to front, coved cornice, built in wardrobes with hanging space, low level radiator

Bedroom 2

3.73m x 2.79m (12' 3" x 9' 2") Double glazed window to rear, laminate wood flooring, coved cornice, built in double wardrobe, low level radiator

Shower Room

2.13m x 1.95m (7' 0" x 6' 5") Cubicle with chrome wall mounted shower, wash hand basin and double storage cupboard below with chrome mixer tap, low level w.c., double glazed window to rear, tiled walls, vinyl flooring, chrome heated towel rail

Outside

Communal Gardens

Foxes Dale has extremely well kept communal gardens with areas of lawn, tree and shrub borders that surround the development

Garage En Bloc - No. 24

Single garage en bloc with up and over door

Additional Information

Lease

999 years from 1960 - To Be Confirmed

Maintenance

£2,640 Per Annum - To Be confirmed

Agents Details

Details of lease, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley - Band D. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

