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Viewing by appointment with our Park Langley Office - 020 8658 5588

**The Coach House, 6 Kingswood Road, Shortlands, Bromley BR2 0NJ**  
**£1,000,000 Leasehold**

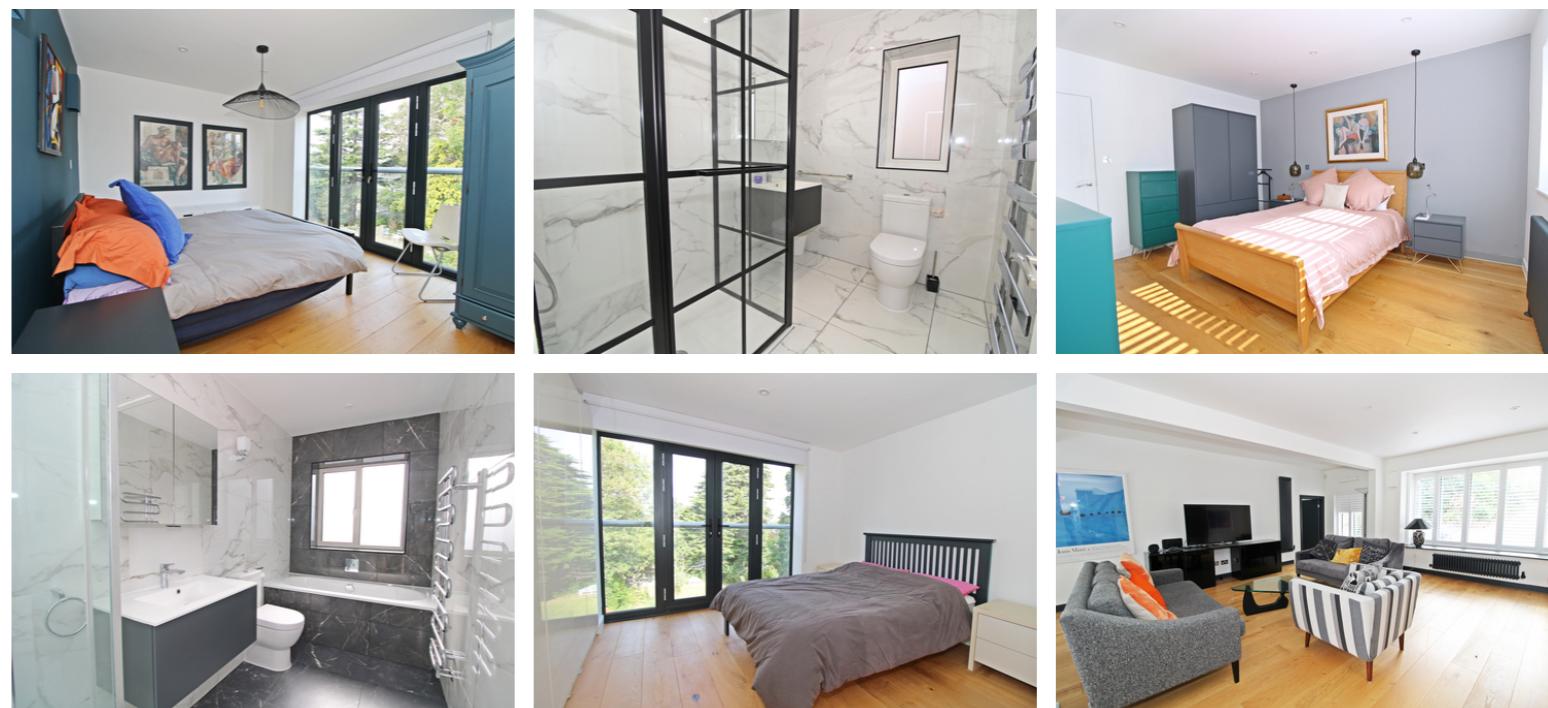
- Extensively modernised character conversion
- Huge living room and open plan kitchen
- Four bedrooms and three bathrooms
- Close to Shortlands Station and schools
- Gravel drive leading to private entrance
- Cloakroom off generous entrance hall
- Ground floor bedroom suite with courtyard
- Sold with 999 year lease and overall Freehold

## The Coach House, 6 Kingswood Road, Shortlands, Bromley BR2 0NJ

The Coach House has been luxuriously modernised throughout to provide fabulous and stylish living accommodation with commendable EPC rating C and forms part of this magnificent period property converted into six dwellings. If you are seeking a **CHARACTER CONVERSION WITH GREAT FAMILY LIVING SPACE**, this is a "must-see" property. With a gravelled driveway, the private entrance opens to a lovely hall with downstairs cloakroom and double doors to the superb living room (8.32m x 5.57m / 27'4 x 18'3) with bi-fold doors to the garden and open plan fitted kitchen. Wonderful bedroom suite on ground floor with door to secluded courtyard, dressing room/study and shower room, ideal for a relative to have their own space. **THREE** further **LARGE BEDROOMS** on first floor with en suite to main bedroom and family bathroom. Beside the property there is a garage, integral to the main building, and the delightful garden has a landscaped terrace with stainless steel and glass balustrade.

### Location

Approaching from Hayes Lane, this property is on the left-hand side, after the turning into Castle Close and before the junction with Church Road. This is a popular location with local schools including Highfield Infant and Juniors and Harris Primary Academy with the Langley Park Secondary Schools a further distance. Shortlands Station and shops in Shortlands Village are about half a mile away. There are also local shops at Park Langley and at the corner of Westmoreland Road and Pickhurst Lane, both having a Tesco Express whilst Bromley High Street and Bromley South Station are about a mile and a half away.



### Ground Floor

#### Entrance Hall

5.33m x 2.32m max (18'2 x 7'7) includes large cupboard beneath stairs, checkerboard tiled floor, upright radiator, double cupboard with hanging and shelves

#### Cloakroom

white low level wc, wash basin set beneath marble top with cupboard beneath, wall tiling, mirror and wall lights above basin, tiled floor, extractor fan, double glazed window to side

#### Living Room

8.32m x 5.57m (27'4 x 18'3) wonderfully spacious with wood strip flooring, open plan to kitchen with peninsular work surface extending to breakfast bar, large **DINING AREA**, three upright radiators plus column radiator, double glazed windows to front with plantation shutters and double glazed bi-fold doors to terrace

#### Kitchen

4.05m max x 2.96m (13'3 x 9'9) extensive quartz work surfaces extending to peninsular breakfast bar having deep drawers beneath plus wine cooler, additional base cupboards and drawers including deep pan drawers, integrated Bosch dishwasher, Denby ceramic sink with Quooker mixer tap, integrated upright fridge/freezer beside pair of Bosch electric ovens and warming drawer, eye level cupboards, cooker hood above touch control ceramic hob, wood strip flooring, double glazed window to rear overlooking garden

#### Utility Room

3.47m x 1.86m (11'5 x 6'1) single drainer stainless steel sink with mixer tap set into L-shaped work surface with cupboard beneath plus space for washing machine, tumble dryer and fridge, wall tiling, eye level cupboards, full height cupboard and double cupboard concealing pressurised hot water cylinder, wall cupboard with Vaillant gas boiler, tiled floor, column radiator, double glazed windows and door to rear

#### Ground Floor Suite

6.75m max x 5.76m max (22'2 x 18'11) providing three areas as follows:

#### ~ Dressing Room/Study

3.67m x 3.26m (12'0 x 10'8) includes lower level with column radiator and opening to bedroom, wood strip flooring, double glazed window to front with plantation shutters

### Bedroom (2)

3.75m max x 2.92m (12'4 x 9'7) includes range of fitted wardrobes, wood strip flooring, two upright radiators, double glazed windows beside door to secluded courtyard with garden beyond

#### ~ Shower Room

2.88m x 1.68m (9'5 x 5'6) tiled shower with glazed screen, white low level wc, wash basin having glazed shelf beneath, tiled walls, heated towel rail incorporating column radiator, tiled floor with underfloor heating, wall lights, mirror and shaver point above basin, tall storage unit, double glazed window to side

#### First Floor

#### Landing

plus deep cupboard to far end, double glazed window to side above stairs, wood strip flooring

#### Bedroom 1

4.17m x 3.67m (13'8 x 12'0) wood strip flooring, column radiator, double glazed window to front with plantation shutters

#### Dressing Room/Wardrobe

2.44m x 1.1m (8'0 x 3'7) wood strip flooring, column radiator, double glazed window to front with plantation shutters

#### En Suite Shower Room

2.3m x 1.88m (7'7 x 6'2) enclosed shower with screens and hinged door, white low level wc, wash basin with deep drawer beneath, tiled walls, heated towel rail, tiled floor, double glazed window to side

#### Bedroom 3

4.36m x 3.2m max (14'4 x 10'6) wood strip flooring, column radiator, bi-fold doors with Juliet balcony overlooking garden

#### Bedroom 4

3.72m x 3.2m max (12'2 x 10'6) wood strip flooring, column radiator, bi-fold doors with Juliet balcony overlooking garden

#### Main Bathroom

4.04m x 1.73m (13'3 x 5'8) large white panelled bath with central mixer tap, white low level wc, wash basin with deep drawer beneath, tiled shower cubicle with sliding door, two heated towel rails, tiled walls, hatch to loft, double glazed window to front

### Outside

#### Front Garden

gravelled parking area plus paved area with built-in seating

#### Garage

4.28m x 5.17m (14'1 x 17'0) plus recess with workbench and recess to rear with shelves, additional shelving to both sides, light and power, accessed via double doors

#### Private Rear Garden

beautifully landscaped terrace with stainless steel and glass balustrade having path to courtyard area to rear of ground floor bedroom, steps to garden laid to lawn with original paved path to far end, established borders, mature trees giving a delightful secluded feel, summerhouse to far end. N.B. the rear portion of garden is held on a separate title, with a 999 year lease from 15 December 1981

#### Additional Information

##### Lease

This property is held on a 999 year LEASE from 25 September 1981

##### Ground Rent

£30 per annum - To Be Confirmed

##### Service Charge

Currently £150 per quarter, to cover annual Insurance Premium plus 24.5% of outgoings to maintain the building as a whole. External redecoration due to be done Sept/Oct 2025 paying share of total cost (quote £3,850) and is scheduled every 5 years.

##### Freehold

whilst the property itself is Leasehold, the sale includes the FREEHOLD for the entire building comprising the 6 Properties at Overdale yielding circa £180 per annum from the associated ground rents

##### Council Tax

London Borough of Bromley - Band E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

##### Utilities

MAINS - Gas, Electricity, Water and Sewerage

##### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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