

1 Cheveney Walk

Bromley, BR2 0XZ

£275,000 Share of Freehold EPC: Band D

Maguire Baylis







Guide Price: £275,000 - £300,000. Tucked away at the end of a peaceful cul-de-sac, just a short walk from Bromley town centre and Bromley South station, this superb one-bedroom ground floor maisonette offers an excellent combination of location, outside space and long-term practicality.

The property provides bright and well-proportioned accommodation, featuring a spacious open-plan living/dining area and kitchen, together with a generous double bedroom and bathroom.

A particular feature is the impressive outside space. The property enjoys direct access to its own garden, together with additional grounds extending to the side and useful independent side access. This provides excellent scope for the addition of a substantial garden room/home office, or potentially an extension to the existing accommodation, subject of course to the necessary planning consents and approvals.

Further benefits include a share of the freehold and an exceptionally long lease of over 900 years. There are also no regular service charges, with maintenance costs simply shared between the maisonettes as and when required.

Cheveney Walk enjoys an exceptionally convenient yet tucked-away setting, within easy walking distance of Bromley town centre with its extensive choice of shops, restaurants and leisure facilities. Bromley South station is also close at hand, providing fast and frequent services into central London, while Shortlands station is also within easy reach.

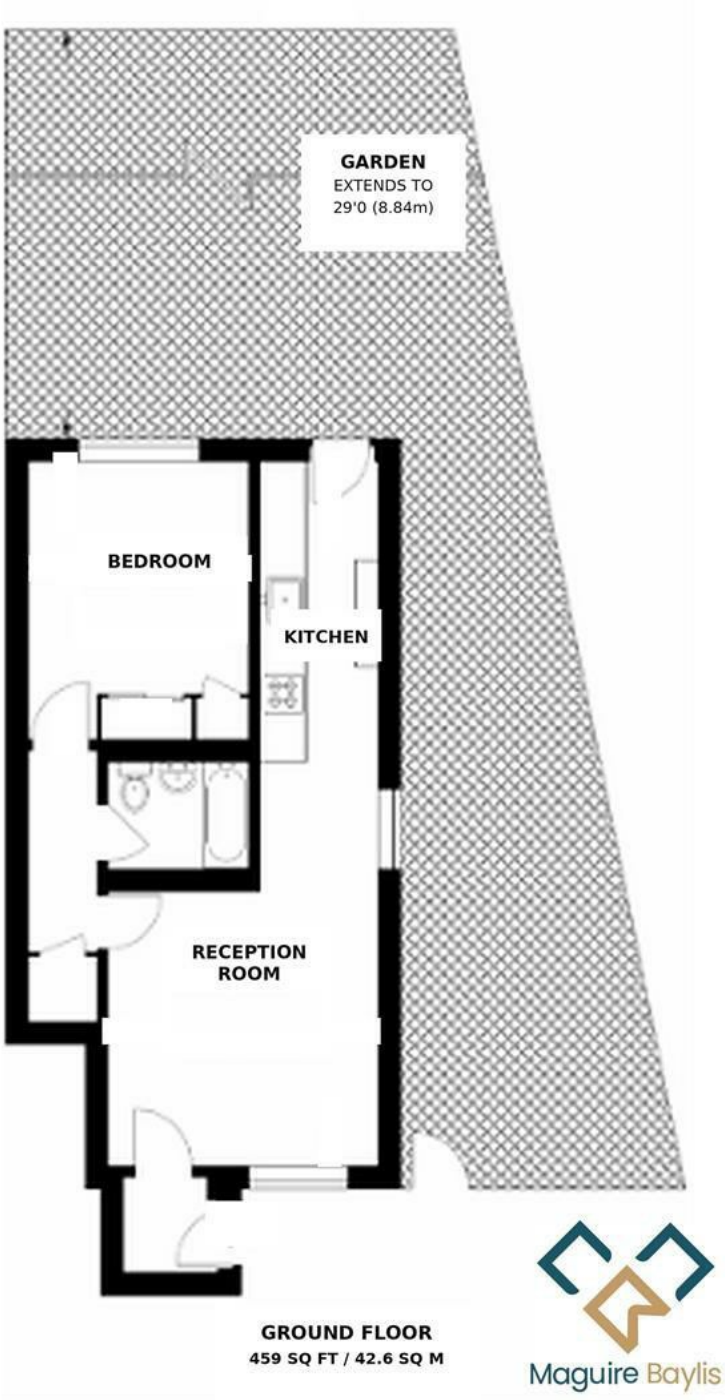
With its private garden, additional side plot, excellent location and highly attractive tenure arrangements, this is a particularly appealing maisonette and a property that stands out from many typical one-bedroom flats in the area.

- SUPERB ONE-BEDROOM GROUND FLOOR MAISONETTE
- PEACEFUL CUL-DE-SAC SETTING CLOSE TO BROMLEY TOWN CENTRE
- EASY WALKING DISTANCE TO BROMLEY SOUTH STATION
- BRIGHT AND SPACIOUS OPEN-PLAN LIVING ACCOMMODATION
- GENEROUS DOUBLE BEDROOM WITH BUILT IN WARDROBE
- PRIVATE GARDEN WITH DIRECT ACCESS FROM THE PROPERTY
- ADDITIONAL GROUNDS TO FRONT/SIDE WITH USEFUL SIDE ACCESS
- SHARE OF FREEHOLD, 900+ YEAR LEASE & NO REGULAR SERVICE CHARGES
- CHAIN FREE SALE








GARDEN
EXTENDS TO
29'0 (8.84m)
BEDROOM
KITCHEN
RECEPTION
ROOM
GROUND FLOOR
459 SQ FT / 42.6 SQ M
Maguire Baylis



ENTRANCE LOBBY
Useful entrance lobby; part glazed front door; door to lounge.

LOUNGE
Double glazed window to front; open plan to kitchen.

KITCHEN/BREAKFAST ROOM
Part glazed door to rear leading to garden; fitted range of wall and base units; built-in oven and hob.

HALLWAY
Useful built-in storage/linen cupboard.

BEDROOM
Double glazed window to rear; built-in wardrobe/storage cupboard housing pressurised hot water cylinder.

BATHROOM
Modern three piece suite featuring bath with fitted electric shower over.

GARDEN
The outdoor space is a particular feature of the property. Adjoining the park and surrounded by mature trees, the garden enjoys an excellent degree of privacy and seclusion. The rear garden extends to approximately 29' and is mainly laid to lawn, while a wide paved area extends to the side of the property, providing useful additional outside space and independent side access. This area offers great potential for a large garden room/home office, or potentially to extend the existing accommodation, subject to the necessary planning consents and approvals.

LEASE & SERVICE CHARGES
LEASE - Share of freehold with an unexpired lease in excess of 900 years
SERVICE CHARGE - No regular service charges. Building insurance and general building maintenance costs are shared as and when.

PARKING
Allocated parking space to front.

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///when.hungry.defend

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com

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.