



158 Queen Anne Avenue

Bromley, BR2 0SF

£600,000 Freehold EPC: D

 Maguire Baylis



A mid-terrace family home located within a highly popular and convenient residential road providing easy access to both Bromley South and Shortlands stations both being within a short walk.

The property provides impressive accommodation having been opening up at the rear to create a large open plan kitchen diner - the kitchen area fitted with a good range of units, including a breakfast bar which provides a natural division between the two spaces. There is also a full width double glazed conservatory to the rear with vaulted ceiling and French doors providing access to the garden.

Further accommodation includes the spacious lounge with feature fireplace and large window to the allowing light to flood in. Upstairs are the three bedrooms - two doubles plus a single room - and the family bathroom featuring bath with built-in shower over. Outside, the rear garden extends to around 40' overall. There is also a private garden to the front.

The property is located within range of several highly popular local schools including Highfield, St Marks and the Harris Academy primary school just along the road.

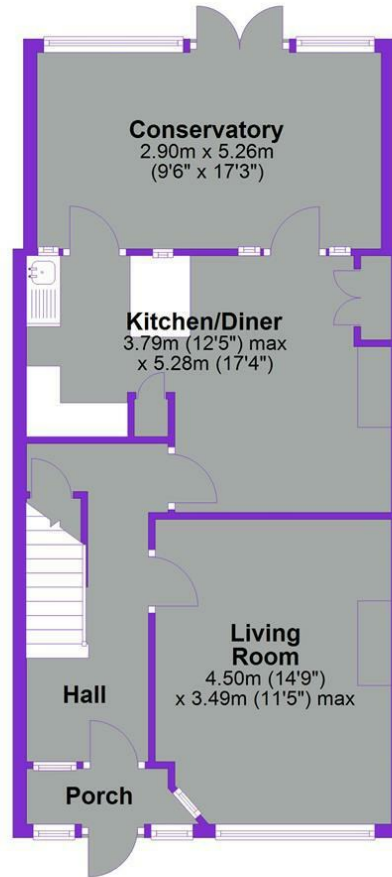
- MID-TERRACE 1930's BUILT HOUSE
- THREE BEDROOMS - TWO DOUBLES PLUS A SINGLE
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINER
- FULL WIDTH CONSERVATORY TO REAR
- FAMILY BATHROOM UPSTAIRS
- 40' PRIVATE GARDEN
- SUPER LOCATION - EASY REACH BROMLEY SOUTH & SHORTLANDS
- WELL REGARDED SCHOOLS NEARBY
- EPC - BAND D





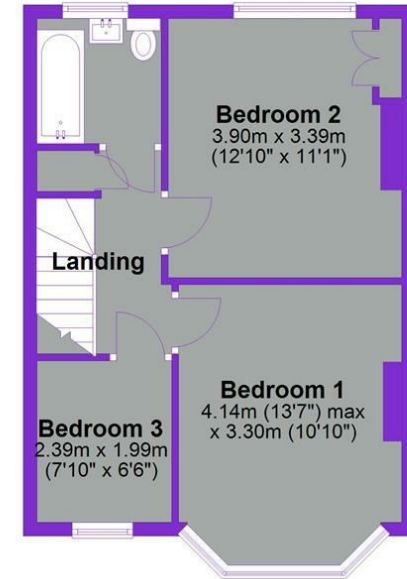
Ground Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

ENCLOSED PORCH

Double glazed enclosed front porch with tiled flooring; wall light.

HALLWAY

Original part glazed front door; picture rails; wood effect flooring; radiator; built-in understairs storage cupboard with light and power.

LOUNGE

14'7 x 11'4 (4.45m x 3.45m)

Full width double glazed window to front; feature fireplace with wooden surround and cast iron/tiled inset; radiator; picture rails.

DINING AREA

12'5 x 10'5 (3.78m x 3.18m)

Glazed door to rear leading to conservatory plus window to rear; feature period style fireplace; original fitted dresser unit; wood effect flooring; radiator; open plan to:

KITCHEN AREA

8'9 x 7'3 (2.67m x 2.21m)

Part glazed door to rear leading to conservatory; fitted with a range of wall and base units with wood effect worktops to two walls and breakfast bar adjoining dining area; inset stainless steel sink unit; spaces for appliances; tiled walls; wood effect flooring.

CONSERVATORY

17'3 x 9'6 (5.26m x 2.90m)

Double glazed French doors and full width windows to rear; polycarbonate vaulted ceiling; two radiators.

LANDING

Picture rails; cupboard with space and plumbing for washing machine and tumble dryer; picture rails.

BEDROOM 1

13'8 x 10'7 (4.17m x 3.23m)

Double glazed window to front; picture rails; radiator.

BEDROOM 2

12'10 x 11'1 (3.91m x 3.38m)

Double glazed window to rear; wood effect flooring; fitted double wardrobe.

BEDROOM 3

7'5 x 6'8 (2.26m x 2.03m)

Double glazed window to front; radiator; wood effect flooring; picture rails.

BATHROOM

Double glazed window to rear; white suite comprising panelled bath with mixer taps plus built-in shower over and glass shower screen; pedestal wash basin; WC; fully tiled walls; tiled flooring; radiator; access to loft space.

GARDEN

approx 40' (approx 12.19m)

Garden laid to lawn with decked seating areas; timber shed; gate to rear.

PARKING

On street. Residents parking permits required 12 - 2pm. These can be obtained at a cost of £60 per year/per vehicle.

COUNCIL TAX

London Borough of Bromley - Band D



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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.