



14 Bromley Crescent
Shortlands, Shortlands, BR2 0HA
£675,000 Freehold EPC: D

 **Maguire Baylis**



GUIDE PRICE: £675,000 – £700,000

Maguire Baylis are delighted to present to the market this beautifully appointed Victorian semi-detached house which forms part of a desirable and highly convenient residential road.

Finished to an exceptionally high standard throughout, whilst retaining much character, this impressive property has been the subject of a ground floor extension creating a stunning kitchen with vaulted feature ceiling and bi fold doors to the rear. Upstairs, the house provides three well-proportioned bedrooms with the master boasting a luxuriously appointed en-suite shower room.

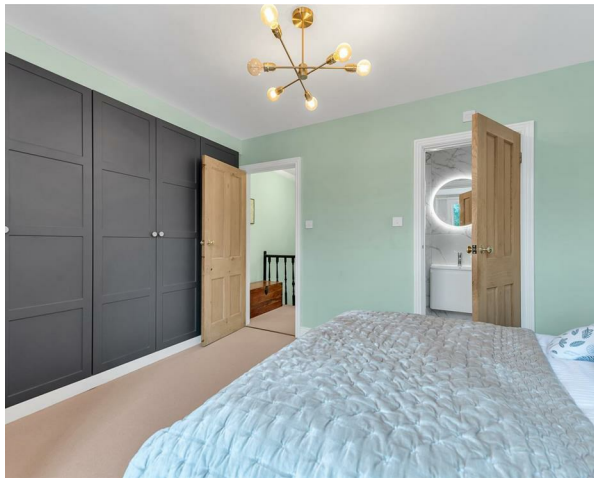
Further accommodation includes the spacious 22' reception room with bay fronted window and fitted plantation shutters. The stylishly appointed kitchen is fitted with a comprehensive range of units plus a large central island unit and boasting a full complement of integrated appliances. There is also a luxuriously appointed family bathroom downstairs providing freestanding bath and separate shower enclosure. Outside, the landscaped rear garden extends to around 50' providing a delightful sunny southerly aspect, plus a large, insulated garden room/home office.

Bromley Crescent is a quiet no-through road which provides direct pedestrian access to Bromley High Street and Bromley South station – around 5/10 minute walk – plus several well regarded local schools including Valley, St Marks, Highfield, plus the Harris Academy School all close by. Shortlands village is also easy reach by foot and provides the main-line station, local village shops plus the popular Shortlands tavern pub.

For those seeking outdoor recreation, there are also some great facilities nearby including Queensmead Park just at the end of the road, plus Beckenham Place Park which offers country walks almost on the doorstep and, for the more adventurous, an outdoor swimming lake.



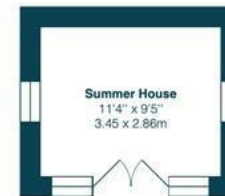
- STUNNING VICTORIAN SEMI
- THREE WELL PROPORTIONED BEDROOMS
- TWO LUXURIOUSLY APPOINTED BATH/SHOWER ROOMS
- SUPERB FULLY INTEGRATED KITCHEN WITH FEATURE VAULTED CEILING
- BAY FRONTED LIVING/DINING ROOM
- BEAUTIFULLY APPOINTED THROUGHOUT
- LANDSCAPED SOUTH FACING GARDEN
- USEFUL INSULATED GARDEN ROOM/HOME OFFICE
- GREAT LOCATION – EASY ACCESS TO BROMLEY SOUTH PLUS TOWN CENTRE
- CLOSE TO WELL REGARDED SCHOOLS



Bromley Crescent, BR2

Approximate Gross Internal Area = 974 sq ft / 90.5 sq m

 Maguire Baylis



Summer House
11'4" x 9'5"
3.45 x 2.86m

Out Building



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

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ENTRANCE PORCH

Recessed entrench porch with outside light.

HALLWAY

Part glazed front door; Amtico herringbone flooring; radiator; useful built-in downstairs cupboard; wide opening to dining room.

THROUGH LOUNGE/DINING ROOM

21'9 x 10'6 (max) (6.63m x 3.20m (max))

Double glazed bay window to front with fitted plantation half-shutters; double glazed door to rear; two radiators; Amtico herringbone flooring.

KITCHEN

14'4 x 13' (4.37m x 3.96m)

A stunning kitchen providing the all-important 'Wow Factor'. Beautifully finished with a range of modern units and complemented with white marble worktops. Highlights of the kitchen include the feature vaulted ceiling; large central island unit; bi-folding doors leading to the garden. Inset sink unit with hot tap. Full complement of integrated appliances comprising: induction hob with built-in extractor; electric oven with 'slide & hide' door; separate oven/microwave; dishwasher, washing machine, fridge/freezer, wine chiller. Built-in larder; cupboard housing gas combi boiler. Amtico herringbone flooring; period style radiator.

BATHROOM

A modern and luxuriously appointed suite comprising freestanding oval bath with wall mounted taps over; full width shower enclosure with rain shower head and separate shower hose; wash basin set on vanity top with useful storage; WC; part tiled walls; terrazzo tiled flooring; heated towel rail. Double glazed window to side.

LANDING

Split level first floor landing.

BEDROOM 1

14'3 (into wardrobes) x 11' (into bay) (4.34m (into wardrobes) x 3.35m (into bay))

Double glazed bay window to front; range of built-in wardrobes to one wall; radiator; door to:

EN SUITE SHOWER

A modern and luxuriously appointed en suite featuring built-in shower with rain shower head plus separate shower hose; fitted wash basin/vanity storage unit; WC; fully tiled marble effect tiling to the walls and flooring; heated towel rail.

BEDROOM 2

10'1 x 9'1 (3.07m x 2.77m)

Double glazed window to rear; radiator.

BEDROOM 3

9'1 x 7' (2.77m x 2.13m)

Double glazed window to rear; radiator.

GARDEN

50'6" (15.4)

An attractive rear garden providing a sunny south facing aspect. Featuring a full width patio with white porcelain paving and pathway. Artificial lawn allowing for low maintenance; side access via gate; outside tap and lighting.

GARDEN OFFICE

11'4 x 9'4 (internal measurements) (3.45m x 2.84m (internal measurements))

Insulated and with double glazed French doors to front and windows to side; light and power.

PARKING

On street. Residents parking permits required between the hours of 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £80 per vehicle/per annum.

LOCATION

What3words: ///spared.remark.action

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.