



4 Forstal Close

Bromley, BR2 0XR

£600,000 Freehold EPC: C

 **Maguire Baylis**



Guide Price: £600,000 – £625,000. A beautifully presented four bedroom/two bathroom semi-detached house forming part of a popular and highly convenient residential cul de sac.

Finished to a high standard throughout, this lovely property has been the subject of many improvements over the years by the current owners including a side extension creating a useful fourth bedroom with en suite, plus rear extension providing an additional reception/garden room.

Further key features include separate lounge and dining rooms; the kitchen provides a great range of modern Shaker style units and features a Rangemaster cooker. Upstairs, there are three bedrooms plus the modern and well appointed family bathroom.

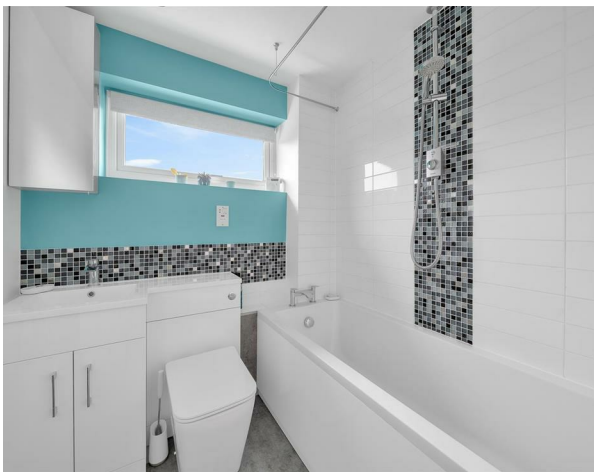
Outside, the rear garden provides an area of artificial lawn offering low maintenance and features a timber shed. To the front a drive allows for off street parking and leads to a small garage section for storage.

Forstal Close is a quiet cul-de-sac which provides direct pedestrian access to Bromley High Street and Bromley South station – in just a few minutes walk – plus several well regarded local schools including Valley, St Marks, Highfield, plus the Harris Academy School all close by. Shortlands village is also within 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 Queenmead 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.

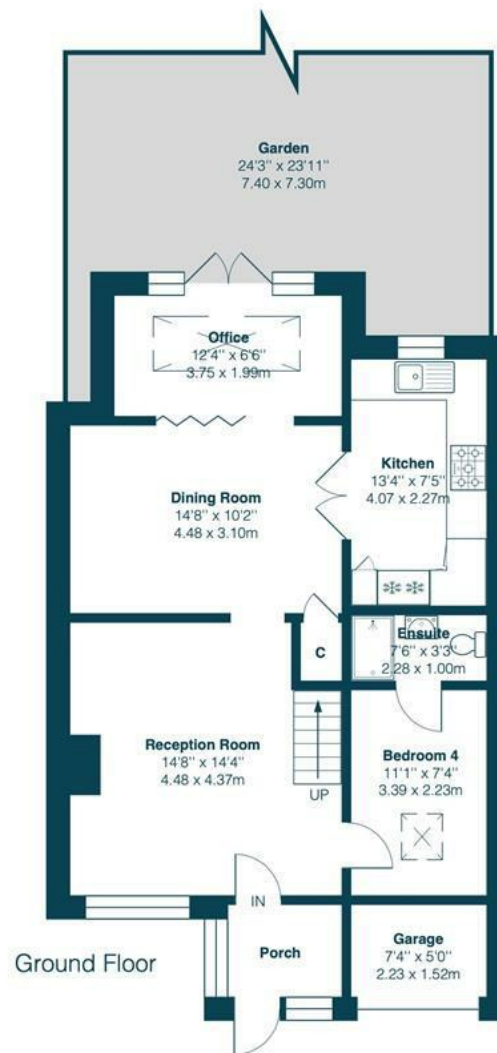


- EXTENDED SEMI DETACHED FAMILY HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- WELL APPOINTED FITTED KITCHEN
- THREE BEDROOMS & MODERN BATHROOM UPSTAIRS
- USEFUL GROUND FLOOR BEDROOM 4 WITH EN SUITE
- LOW MAINTENANCE PRIVATE REAR GARDEN
- DRIVEWAY TO FRONT FOR TWO CARS
- HIGHLY CONVENIENT CUL DE SAC LOCATION
- CLOSE TO SEVERAL WELL RATED SCHOOLS



Forstal Close, BR2

Approximate Gross Internal Area = 1145 sq ft / 106.4 sq m



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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

6'2 x 5' (1.88m x 1.52m)

Double glazed front door and windows to front and side; mosaic style tiled flooring; part glazed door to:

LIVING ROOM

14'8 x 14'4 (4.47m x 4.37m)

Double glazed window to front; vertical radiator; stairs to first floor; opening to:

DINING ROOM

14'8 x 10' (4.47m x 3.05m)

Double glazed bi-folding doors to rear leading to garden room; wood effect flooring; radiator; built-in understairs storage cupboard.

KITCHEN

11'7 x 7'5 (3.53m x 2.26m)

Double glazed window to rear; range of modern fitted Shaker style wall and base units with wood effect worktops to three walls; inset stainless steel sink; Rangemaster stainless steel range cooker to remain; spaces for other appliances; Amtico flooring; heated towel rail; corner larder cupboard; part tiled walls.

GARDEN ROOM

12'2 x 7'4 (3.71m x 2.24m)

Wide triple glazed French doors and windows to rear leading to garden; large roof window allowing light to flood in.

BEDROOM 4

11'1 x 7'3 (3.38m x 2.21m)

Double glazed Velux skylight window to rear; radiator. Door to:

EN SUITE SHOWER ROOM

A modern suite comprising shower cubicle with electric shower; fitted wash basin with storage under; WC; tiled flooring; electric towel rail.

LANDING

Double glazed window to side; access to loft (loft with retractable loft ladder, boarded for storage and housing gas combi boiler).

BEDROOM 1

15'9 x 8'6 (4.80m x 2.59m)

Double glazed window to front; range of fitted wardrobes to one wall; radiator.

BEDROOM 2

9'2 x 8'3 (2.79m x 2.51m)

Double glazed window to rear; radiator.

BEDROOM 3

10'10 (max into door recess) x 6' (3.30m (max into door recess) x 1.83m)

Double glazed window to front; radiator; built-in wardrobe/storage cupboard.

BATHROOM

A modern and well appointed bathroom comprising bath with built-in Aqualisa shower; fitted wash basin with vanity storage under; WC; double glazed window to rear; heated towel rail; part tiled walls; vinyl flooring.

GARDEN

25' x 24' (7.62m x 7.32m)

A low maintenance garden providing a timber shed; area of artificial grass; outside tap.

DRIVEWAY

Drive to front providing off street parking for two cars.

GARAGE/STORAGE

A small section of the garage to the front provides useful storage.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///glass.broom.icons



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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.