



51 Mill Vale

Shortlands, Bromley, BR2 0EN

£350,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £350,000 – £375,000. A two bedroom first floor maisonette located within a quiet, highly convenient and attractive cul-de-sac, just a short walk from Bromley town centre and close to the popular Queensmead Park and Churchill Gardens.

The property provides bright and spacious accommodation which comprises a private entrance lobby with stairs leading to the light and airy hallway. There is a large bay-fronted living room, two good size bedrooms, plus a bathroom. The kitchen offers a range of Shaker style wood effect units with integrated oven and hob.

Outside, the property benefits from a private section of garden to the rear, backing onto Churchill Gardens. This is laid as a hardstanding and would therefore be ideal for a garden room/home office.

Nestled between two attractive parks, Mill Vale is a highly sought after location, being situated just a short stroll from the town centre with the Glades shopping centre, multiple restaurants and various recreational opportunities including the Churchill Theatre and Pavilion sports centre just minutes away. Nearby railway stations include Bromley South and Shortlands (for London Victoria, London Blackfriars, plus services into Kent), and Bromley North (with links to Grove Park and London Bridge/Charing Cross).

The property is offered for sale chain free and would benefit from general re-decorating.



- UPPER 1930's BUILT MAISONETTE
- TWO GOOD SIZE BEDROOMS
- SOUGHT AFTER CUL DE SAC LOCATION
- SHORT WALK TO TOWN CENTRE & TRANSPORT LINKS
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- BATHROOM WITH BATH & SHOWER OVER
- PRIVATE SECTION OF GARDEN TO REAR
- REQUIRING GENERAL RE-DECORATION
- CHAIN FREE SALE



Mill Vale, BR2

Approximate Gross Internal Area = 603 sq ft / 56.1 sq m



 Maguire Baylis

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. No liability is accepted for any errors.
By Prime Square Photography / Copyright 2025

GROUND FLOOR ENTRANCE LOBBY

Private front door; stairs to first floor.

HALLWAY

Double glazed window to side; radiator; storage cupboard; access to loft space.

LOUNGE

14'3 x 11'5 (4.34m x 3.48m)

Double glazed bay window to front; wood effect flooring; radiator.

KITCHEN

9'4 x 7' (2.84m x 2.13m)

Double glazed window to rear; fitted with a range of wood effect Shaker style wall and base units with worktops to two walls and fitted breakfast bar; built-in stainless steel oven and hob with extractor fan; stainless steel sink; built-in cupboard housing gas combi boiler.

BEDROOM 1

14' x 10'8 (4.27m x 3.25m)

Double glazed window to rear; radiator; wood effect flooring.

BEDROOM 2

9'5 x 8'9 (2.87m x 2.67m)

Double glazed window to front; wood flooring; radiator.

BATHROOM

Double glazed window to side; suite with bath and shower attachment over; pedestal wash basin; WC; fully tiled walls; heated towel rail.

GARDEN

20' x 12' (6.10m x 3.66m)

Section of garden to rear set out as a hardstanding.

LEASE & MAINTENANCE CHARGES

LEASE - New lease of 172 years to be granted upon completion

SERVICE CHARGE - Shared as and when required

GROUND RENT - Nil

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///deck.caring.index



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

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



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.