



104 Queen Anne Avenue  
Bromley South, Bromley, BR2 0SD  
**£750,000 Freehold EPC: D**

 Maguire Baylis



An extended end terrace family house providing beautifully appointed and generously proportioned four/five bedroom accommodation.

The property forms part of a highly popular and conveniently located residential road, being within a short walk of both Bromley South and Shortlands main line stations and close by to all the amenities plus well regarded local schools. Over recent years, this super home has been the subject of a many alterations and improvements to provide impressively spacious, practical accommodation - ideal for modern family living.

A full width ground floor rear extension provides a fantastic open-plan kitchen/diner/family room, featuring bi-folding doors to the garden and three large skylight windows allowing light to flood in. The main living room features a full width bay window to the front and an open fireplace. In addition a cosy snug, located off the kitchen/family room, offers an alternative place to sit and relax.

Upstairs, to the first floor, there are three bedrooms - two double rooms plus a single - plus a well appointed family bathroom. The top floor provides two further rooms comprising an impressive double bedroom with Juliet balcony to rear, plus a single bedroom/office. There is also a top floor shower room with a modern suite.

Outside, a full width decked patio provides a lovely space to enjoy al fresco summer dining and flows seamlessly from the kitchen via the bi-fold doors. The main area of garden features a central lawn with well stocked borders providing a secluded setting. To the front there is a block paved drive providing off street parking.



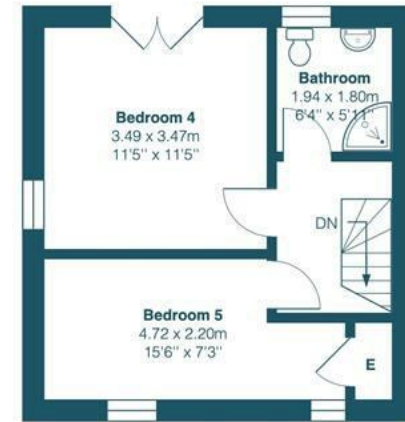
- SUPERB 4/5 BEDROOM FAMILY HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LIVING ROOM WITH OPEN FIREPLACE
- STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- COSY SNUG ROOM
- TWO BATH/SHOWER ROOMS
- ATTRACTIVE REAR GARDEN
- DRIVE TO FRONT FOR OFF STREET PARKING
- SUPER LOCATION - CLOSE TO BROMLEY SOUTH
- CHAIN FREE SALE \*\* EPC BAND D



## Queens Anne Ave BR2

Total Area: 135.8 m<sup>2</sup>... 1462 ft<sup>2</sup>

 **Maguire Baylis**



Second Floor



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.

### ENTRANCE PORCH

Enclosed front porch with glazed double doors to front; quarry tiled flooring.

### HALLWAY

Original part glazed front door and leaded light window to front; wood flooring; picture rails; built-in understairs storage cupboards;

### LIVING ROOM

14'5 x 11'5 (4.39m x 3.48m)

Full width double glazed bay window to front; feature fireplace with wooden surround and cast iron inset with open fire; radiator.

### KITCHEN/FAMILY ROOM

22'6 x 17'2 (I-shaped, max overall) (6.86m x 5.23m (I-shaped, max overall))

An impressive room comprising family/dining area at the rear with bi-fold doors to the garden; vaulted ceiling with three Velux skylight roof windows. Kitchen area fitted with a comprehensive range of wall and base units with solid wood worktops to two walls and breakfast bar; inset stainless steel sink unit; stainless steel range cooker to remain; spaces for appliances; wood flooring.

Opening to snug.

### SNUG ROOM

8'10 x 6'8 (2.69m x 2.03m)

Wood flooring; radiator.

### FIRST FLOOR LANDING

Stairs to top floor; built-in utility cupboard with space and plumbing for washing machine and tumble dryer.

### BEDROOM 1

15' x 10'8 (4.57m x 3.25m)

Full width double glazed window to front; radiator.

### BEDROOM 2

12'5 x 11' (3.78m x 3.35m)

Double glazed window to rear; radiator.

### BEDROOM 3

7'6 x 6'8 (2.29m x 2.03m)

Double glazed window to front; radiator.

### BATHROOM

Double glazed window to rear; modern suite comprising panelled bath with mixer tap/shower attachment; fitted wash basin with storage under; WC; part tiled walls and part panelled; radiator; extractor fan.

### TOP FLOOR LANDING

Velux skylight window to front.

### BEDROOM 4

11'5 x 11'4 (3.48m x 3.45m)

Double glazed window and door to rear opening onto Juliet balcony; further double glazed window to side; radiator.

### BEDROOM 5/OFFICE

11'6 (plus recess 3'10) x 7'2 (sloping ceilings to (3.51m (plus recess 1.17m) x 2.18m (sloping ceiling) Large Velux skylight window to front; radiator; built-in eves storage to front.

### TOP FLOOR SHOWER ROOM

Double glazed window to rear; fitted with a modern suite comprising fitted corner shower cubicle; fitted wash basin with storage under; WC; extractor fan; heated towel rail.

### GARDEN

approx 61' (approx 18.59m)

An attractive garden featuring a central area of lawn surrounded with mature trees and shrubs. There is a full width decked patio area plus a further paved seating area to the rear. Timber shed, outside lights; outside tap. Side access via gate.

### PARKING

Block paved frontage providing off street parking.

### 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.