



42 Recreation Road
Shortlands, Bromley, BR2 0DZ
£550,000 Freehold EPC: E

 **Maguire Baylis**



Guide Price: £550,000 – £575,000. Maguire Baylis are delighted to present to the market this charming Victorian semi-detached cottage ideally located within the heart of Shortlands Village.

Set on one of the area's most popular and convenient roads, this beautifully presented home offers a perfect blend of period character and modern comfort – all just 'yards' from Shortlands Station & shops, plus within easy reach of Bromley High Street.

The property provides well-planned accommodation arranged over two floors, featuring two delightful reception rooms, each with an attractive feature fireplace, together with a fitted kitchen and a separate utility room, plus a useful downstairs WC.

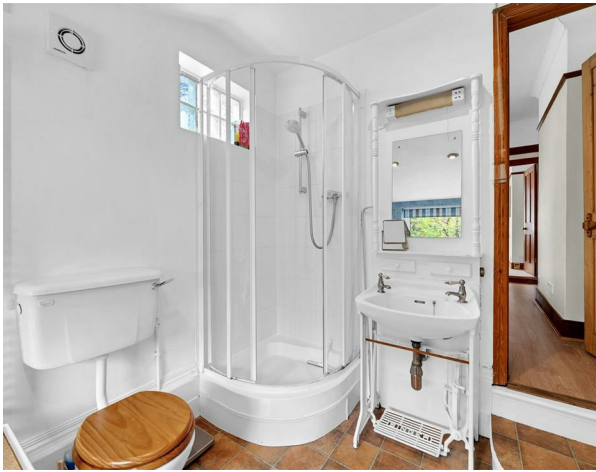
Upstairs, there are two comfortable double bedrooms, each benefitting from its own en suite facilities – an arrangement rarely found in properties of this style.

Outside, the property enjoys a lovely, secluded rear garden with mature planting and a charming summer house/garden room – ideal as a peaceful retreat or occasional home office.

Perfectly positioned for local amenities and open spaces, the property is close to Queensmead Recreation Ground and the stunning Beckenham Place Park, as well as excellent transport links.



- CHARMING SEMI DETACHED COTTAGE
- HIGHLY POPULAR & CONVENIENT ROAD
- WITHIN THE HEART OF SHORTLANDS VILLAGE
- TWO BEDROOMS – BOTH WITH EN SUITE FACILITIES
- TWO DELIGHTFUL RECEPTION ROOMS WITH FIREPLACES
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- USEFUL DOWNSTAIRS WC
- LOVELY SECLUDED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT



Recreation Road, BR2

Approximate Gross Internal Area = 826 sq ft / 76.7 sq m

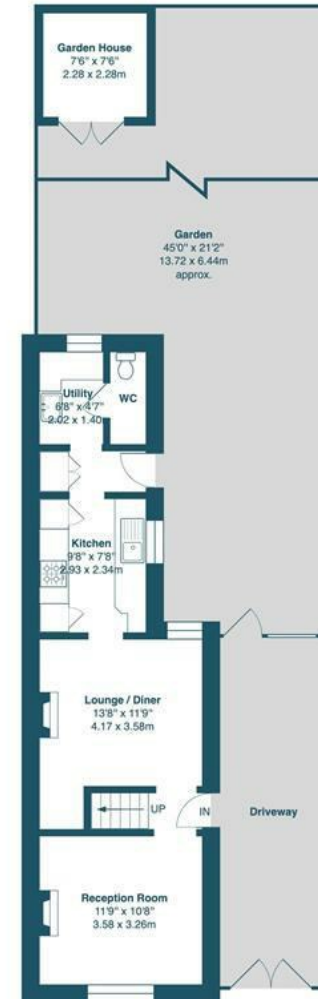
Cellar Area = 177 sq ft / 16.4 sq m

Garden House Area = 56 sq ft / 5.2 sq m

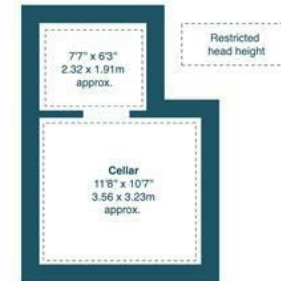
Total Area = 1058 sq ft / 98.3 sq m



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Ground Floor



Basement



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.
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ENTRANCE HALL

Part glazed door to side; stairs to first floor.

LOUNGE

11'9 x 10'7 (3.58m x 3.23m)

Double multi-paned sash window front; radiator; feature open fireplace with wooden surround and tiled hearth; picture rails.

DINING ROOM

11'8 x 10'6 (3.56m x 3.20m)

Double glazed window to rear; comprehensive range of bespoke fitted storage units and bookshelves to one wall; fireplace with feature wooden surround and overmantel and gas fire; exposed and varnished original floor boards; built-in understairs storage; opening to:

KITCHEN

9'2 x 7'7 (2.79m x 2.31m)

Double glazed window to side; fitted with a range of wall and base units with wood effect worktops to two walls; inset stainless steel sink unit; original floor boards with floor hatch providing access to useful 'cellar' storage; spaces for appliances; leading to:

REAR LOBBY

Part glazed door to side leading to garden; useful built-in storage cupboard; tiled flooring.

UTILITY ROOM

6'7 x 4'3 (2.01m x 1.30m)

Double glazed window to rear; fitted butler sink with solid slate worktops to two walls; space & plumbing for washing machine; fitted wall units. Door to:

DOWNSTAIRS WC

Window to rear; WC suite; wall mounted Vaillant combi boiler; tiled flooring.

FIRST FLOOR LANDING

Access to loft space (loft with fitted loft ladder, partly boarded and with light).

BEDROOM 1

11'9 x 10'6 (3.58m x 3.20m)

Double glazed window to rear; fitted double wardrobe plus high level storage units; wood effect flooring; radiator; door to:

BATHROOM

9'6 x 7'8 (2.90m x 2.34m)

Double glazed window to rear plus glass block window to side; suite comprising panelled bath; separate corner shower cubicle; fitted wash basin; WC; built-in linen cupboard; heated towel rail.

BEDROOM 2

10'9 x 10'8 (3.28m x 3.25m)

Double glazed multi paned sash window to front; built-in storage units; radiator.

EN SUITE SHOWER

Window to side; built-in shower cubicle; WC; fitted wash basin; heated towel rail.

GARDEN

approx 45' (extending to approx 60' in side recess (approx 13.72m (extending to approx 18.29m in side)

A delightful garden surrounded with mature trees and offering a high degree of privacy and seclusion. The garden has been landscaped to provide two main seating areas, well stocked beds and borders; timber storage shed with power; outside lighting and water tap. Timber summer house/garden room with light and power and glazed double doors to front.

PARKING

On street parking. Residents parking permits required between 12 - 2pm Monday to Saturday. These are available to residents at £80 per vehicle/per year.

LOCATION

What3words: ///juices.guides.cones



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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.