



48 Beckenham Lane  
Shortlands, Bromley, BR2 0DQ

**£575,000 Freehold EPC: Band D**

 **Maguire Baylis**



Guide Price: £575,000- £600,000 Beautifully Presented Victorian Semi in the Heart of Shortlands Village

This charming extended Victorian semi-detached house has been meticulously appointed throughout, cleverly combining period character with modern living.

At the heart of the home is a stunning 24' kitchen, beautifully designed with two roof lanterns, a full range of integrated appliances – including three ovens – and excellent space for dining and entertaining. The property also offers two delightful reception rooms, both featuring original fireplaces, adding character and warmth to the property.

Upstairs are two bedrooms, the master benefitting from a range of bespoke fitted wardrobes. A spacious family bathroom, luxuriously finished with a five-piece suite, completes the upper floor. A useful downstairs WC also adds convenience.

The property further benefits from a fully insulated garden room/home office, ideal for flexible working, along with a secluded, low-maintenance courtyard garden. Throughout, careful attention has been given to detail, with bespoke storage solutions maximising space.

Perfectly situated, the house enjoys a highly convenient position in the very heart of Shortlands Village – directly opposite the sought-after Valley Primary School, just a short walk into Bromley town centre, and only a few minutes' stroll to Shortlands station with fast connections into central London.



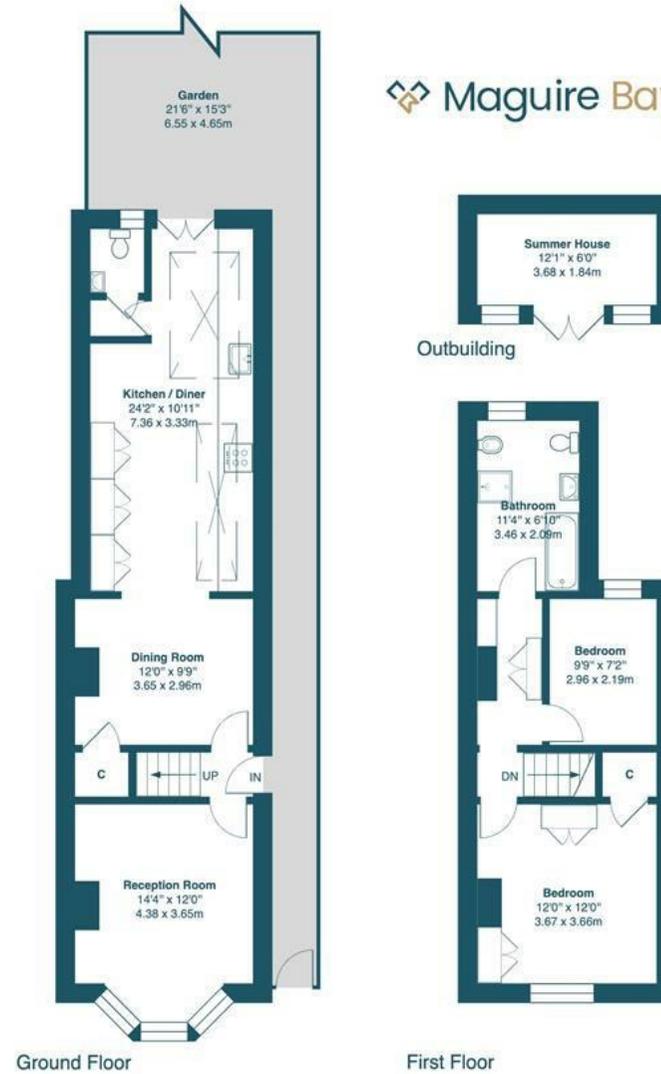
- BEAUTIFULLY PRESENTED EXTENDED PERIOD SEMI
- STUNNING 24' KITCHEN WITH TWO ROOF LANTERNS
- TWO DELIGHTFUL RECEPTION ROOMS WITH FEATURE OPEN FIREPLACES
- TWO BEDROOMS - THE MASTER WITH A RANGE OF FITTED WARDROBES
- SPACIOUS & LUXURIOUSLY APPOINTED FAMILY BATHROOM
- USEFUL DOWNSTAIRS WC
- FULLY INSULATED GARDEN ROOM/HOME OFFICE
- ATTRACTIVE LOW MAINTENANCE COURTYARD GARDEN
- METICULOUSLY APPOINTED THROUGHOUT \*\* PLENTY OF BUILT-IN STORAGE
- SUPER LOCATION IN THE HEART OF SHORTLANDS VILLAGE



## Beckenham Lane, BR2

Approximate Gross Internal Area = 982 sq ft / 91.2 sq m

 Maguire Baylis



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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#### HALLWAY

Lobby hallway with front door to side; stairs to first floor; doors to both lounge and dining room.

#### LOUNGE

14'4 (into bay) x 12' (4.37m (into bay) x 3.66m)  
Double glazed bay window to front with fitted plantation shutters; feature period style fireplace with open fire; two custom fitted storage units/shelving within recesses featuring LED lighting; exposed and varnished original floor boards; two contemporary style radiators.

#### RECEPTION 2/DINING ROOM

12'9 x 9'9 (3.89m x 2.97m)  
Feature period style fireplace with open fire; exposed and varnished floor boards; contemporary style radiator; useful built-in understairs storage cupboard with CCTV recorder (CCTV system to remain); alarm panel; fitted storage/shelving within recess with LED lighting. Open plan to kitchen.

#### KITCHEN

24'2 x 10'11 (7.37m x 3.33m)  
A stunning room featuring a comprehensive range of high quality wall and base units complemented with white composite worktops and glass splash backs; double inset sink unit with boiling water hot tap; Neff 5 burner electric hob with extractor over; Three built-in Neff ovens (two principle ovens plus microwave oven); US style fridge/freezer with plumbed water dispenser to remain; integrated freezer, washing machine & dishwasher. Integrated LED lighting. Double glazed French doors to rear leading to patio garden; two large roof lanterns allowing light to flood in; white vinyl flooring. Door to:

#### LOBBY/UTILITY AREA

With wall mounted Vaillant gas combi boiler; door to WC.

#### DOWNSTAIRS WC

Double glazed window to rear; modern well appointed suite with WC and fitted wash basin; mirrored bathroom wall cabinet; dual fuel towel rail.

#### FIRST FLOOR LANDING

Featuring a range of custom fitted Hammonds white gloss storage units; access to loft space via retractable loft ladder (loft fully boarded for storage, loft light, fitted shelving).

#### BEDROOM 1

12' x 12' (3.66m x 3.66m)  
Double glazed window to front with fitted plantation shutters; fully fitted range of Hammonds wardrobes and bedroom units; further original built-in storage cupboard with light; wood effect flooring; radiator.



#### BEDROOM 2

9'9 x 7'2 (2.97m x 2.18m)  
Double glazed window to rear with fitted plantation shutters; radiator; fitted wall shelving.

#### BATHROOM

11'4 x 6'10 (3.45m x 2.08m)  
A spacious and luxuriously appointed bathroom featuring a modern five piece suite comprising bath with shower attachment over; separate shower enclosure with rain shower head and separate shower hose; fitted wash basin within vanity drawer unit; WC; bidet; double glazed window to rear with fitted plantation shutters; three wall mounted mirrored bathroom cabinets; vertical radiator plus vertical dual fuel towel rail; fully tiled walls and tiled flooring.

#### GARDEN ROOM/HOME OFFICE

12'1 x 6' (3.68m x 1.83m)  
Fully insulated and zero maintenance QCB garden studio with full double glazed front fascia; light and power; wood effect flooring. Manufactured by Booths Garden Studios and retains the balance of a 25 year guarantee.

#### GARDEN

21'6 (to rear) x 15'3 (6.55m (to rear) x 4.65m )  
A delightful and secluded paved courtyard style garden; outside power unit and lighting; mature planting; side access via gate and useful side area for outdoor storage.

Paved frontage, bordered with wall and railings; storage for bins etc.

#### 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 year.  
The current owners advise they have two vehicles and park around the corner in Shortlands Gardens.

#### COUNCIL TAX

London Borough of Bromley - Band D

#### LOCATION

What3words: value.hammer.brass

Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Hayes  
49 Station Approach  
Hayes  
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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.