



82 Bromley Gardens
Shortlands, Shortlands, BR2 0ET
£700,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £700,000 - £725,000. Maguire Baylis are pleased to present this attractive Victorian semi-detached family home, ideally positioned within the highly sought-after Bromley Gardens, a quiet and convenient no-through road in Shortlands.

The property has been thoughtfully extended and improved by the current owners with a full loft conversion providing spacious and well-balanced four bedroom, two bathroom accommodation arranged over three floors. The house is well presented throughout, combining character with modern finishes suited to contemporary family living.

To the ground floor, a spacious bay-fronted living room provides an inviting reception space, whilst to the rear there is a modern fully integrated kitchen/breakfast room. A useful separate utility room adds practicality.

Upstairs, over the two upper floors, the bedrooms are all of good proportions, with the loft conversion creating an impressive principal suite with en-suite shower room. There is also a large, well-appointed family bathroom on the first floor. Externally, the property enjoys an attractive south-facing rear garden, providing a pleasant and private outdoor space.

Bromley Gardens is particularly well regarded for its quiet setting whilst remaining highly convenient, being just a short walk to both Bromley South and Shortlands stations, offering fast and frequent services into London Victoria and Blackfriars. Bromley town centre is also within easy reach, together with Queensmead Park just a few minutes' walk away. The area is also well served by a range of popular local schools including Harris Primary, Highfield Infants & Juniors, Valley Primary and St Mark's.

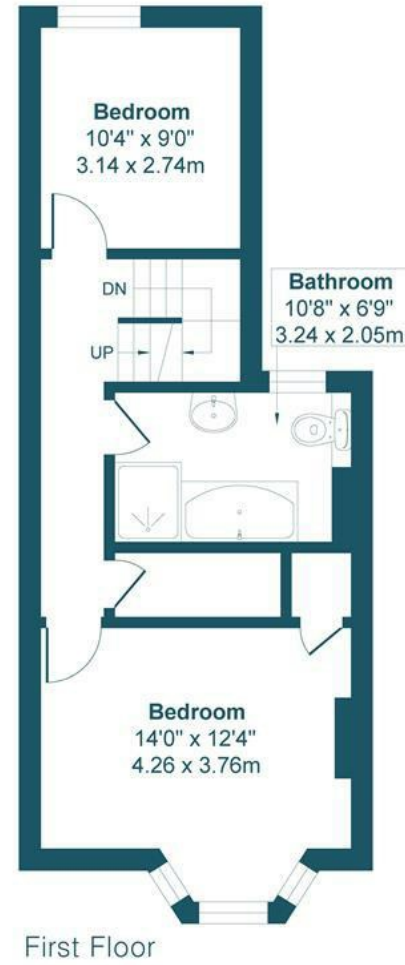
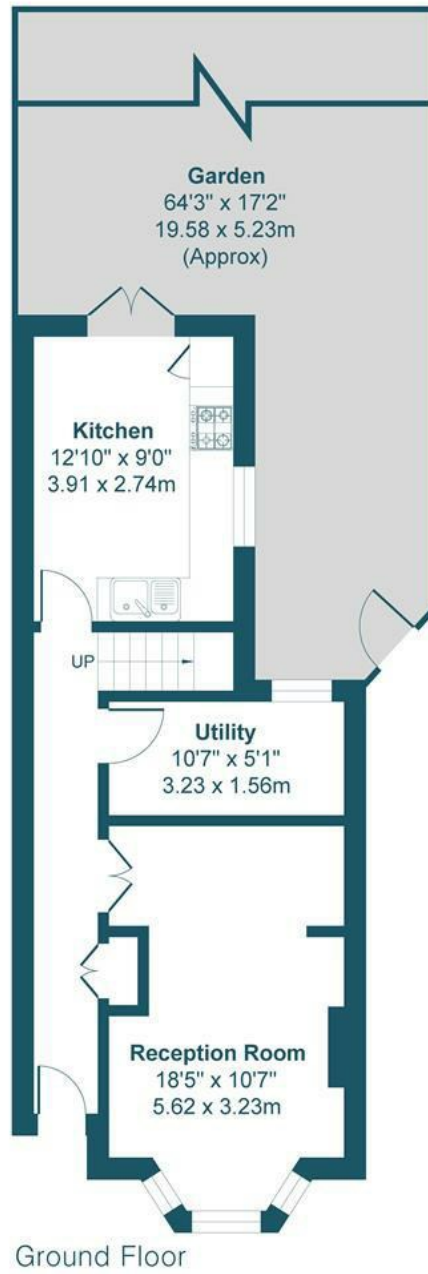


- VICTORIAN SEMI DETACHED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS ** TWO WELL APPOINTED BATHROOMS
- SPACIOUS BAY FRONTED LIVING ROOM
- MODERN FULLY INTEGRATED KITCHEN/BREAKFAST ROOM
- USEFUL SEPARATE UTILITY ROOM
- ATTRACTIVE SOUTH FACING REAR GARDEN
- HIGHLY POPULAR & CONVENIENT NO-THROUGH ROAD
- SHORT WALK TO BOTH BROMLEY SOUTH & SHORTLANDS STATIONS
- JUST MINUTES WALK TO QUEENSMEAD PARK & TOWN CENTRE
- GREAT SELECTION OF LOCAL SCHOOLS ** CHAIN FREE SALE



Bromley Gardens, Bromley, Kent, BR2

Approximate Gross Internal Area
= 1232 sq ft / 114.4 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



ENTRANCE PORCH

Original recessed front entrance porch approached via an attractive period style mosaic tiled pathway.

HALLWAY

Part glazed, leaded-light front door; stairs to upper floors.

LOUNGE

Double glazed bay window to front; bespoke fitted storage and shelving within recesses.

KITCHEN

Fitted with a range of modern white gloss wall and base units with worktops to two walls; integrated appliances including dishwasher, fridge/freezer, double oven, induction hob. Double glazed French doors to garden plus window to side.

UTILITY ROOM

Double glazed window to rear; space and plumbing for washing machine and dryer.

FIRST FLOOR LANDING

Double glazed window to side; useful walk-in storage cupboard; stairs to top floor.

BEDROOM 2

Double glazed bay window to front with fitted plantation shutters; period fireplace; deep built-in storage cupboard.

BEDROOM 3

Double glazed sash window to rear.

FAMILY BATHROOM

A spacious and well-appointed bathroom featuring a



modern four-piece suite with bath and separate shower enclosure; double glazed sash window to rear.

TOP FLOOR LANDING

Double glazed window to side.

BEDROOM 1

Full width double glazed window to rear; two Velux skylight windows to front; built-in wardrobe; sliding pocket door to:

EN SUITE

Fitted with a well-appointed modern three piece suite; Velux skylight window to front.

BEDROOM 4

Double glazed window to rear; fitted with a range of wardrobes plus desk/dressing table to one wall.

REAR GARDEN

An attractive south facing garden, mainly laid to lawn with a full width decked patio; timber garden shed; side access via gate.

PARKING

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

LOCATION

What3words: supply.about.shovels

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.