



166 Queen Anne Avenue
Bromley, BR2 0SF
£775,000 Freehold EPC: Band C

 **Maguire Baylis**



Guide Price: £775,000 – £800,000. Maguire Baylis are delighted to present this stunning extended 1930's family home, ideally situated within easy reach of both Shortlands and Bromley South stations, Bromley town centre and highly regarded local schools including Harris Primary and Highfield.

Beautifully presented throughout, the property has been thoughtfully extended and reconfigured to provide impressive and highly versatile accommodation perfectly suited to modern family living. A particular feature is the outstanding open plan ground floor living space, creating a superb sociable environment ideal for both everyday family life and entertaining.

The beautifully appointed kitchen forms the heart of the home, featuring striking white marble worktops, a large central island unit and quality integrated appliances, whilst bi-fold doors open directly onto the landscaped rear garden allowing the space to flow seamlessly outdoors. In addition, there is a useful downstairs WC/utility room.

To the upper floors, the property provides four well-proportioned bedrooms along with two luxurious bath/shower rooms (one en-suite), all finished to an exceptional standard.

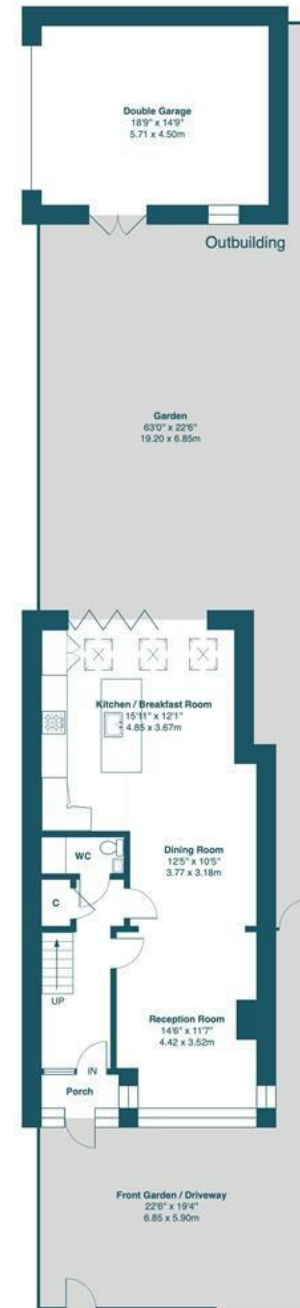
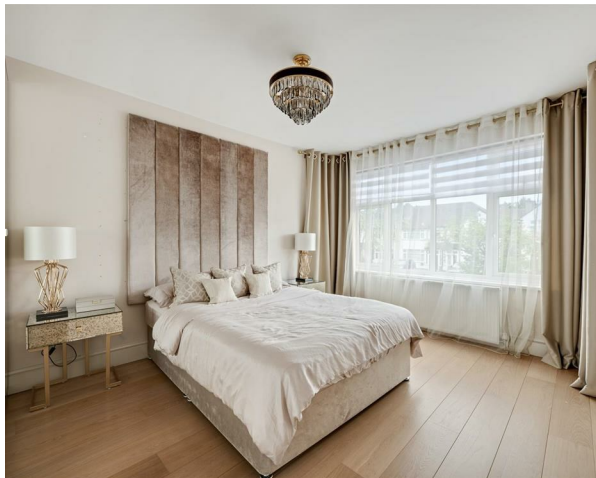
Externally, the landscaped rear garden enjoys a full width terraced patio providing an excellent entertaining space, whilst to the rear there is the added benefit of a large garage. A driveway to the front provides further off street parking.

The location is also a key feature – being within a short walk of both Shortlands and Bromley South stations, offering fast and frequent services into London Victoria and Blackfriars, whilst Bromley town centre with The Glades shopping centre, restaurants and leisure facilities is also close by.

A truly impressive family home which must be viewed internally to be fully appreciated.



- STUNNING EXTENDED 1930's FAMILY HOME
- FOUR BEDROOMS ** TWO LUXURIOUS BATH/SHOWER ROOMS
- IMPRESSIVE OPEN PLAN GROUND FLOOR LIVING SPACE
- BEAUTIFULLY APPOINTED KITCHEN ** BI-FOLDS TO REAR & LARGE ISLAND UNIT
- DOWNSTAIRS WC/UTILITY ** ZONED UNDERFLOOR HEATING TO GROUND FLOOR
- LANDSCAPED GARDEN WITH FULL WIDTH TERRACED PATIO
- LARGE GARAGE TO REAR ** DRIVEWAY TO FRONT
- SHORT WALK TO BOTH SHORTLANDS & BROMLEY SOUTH STATIONS
- EASY REACH BROMLEY TOWN CENTRE
- GREAT SCHOOLS CATCHMENTS HARRIS PRIMARY & HIGHFIELD



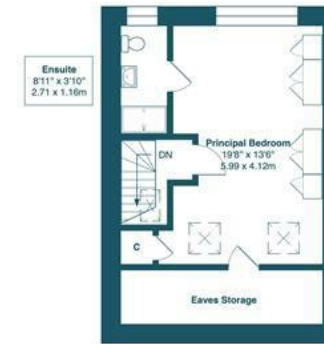
Ground Floor

Queen Anne Avenue, BR2

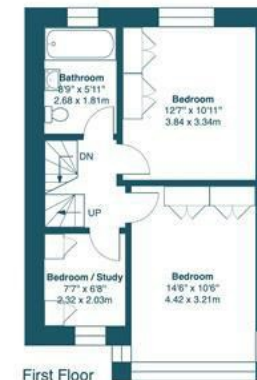
Approximate Gross Internal Area = 1549 sq ft / 143.9 sq m

Garage Area = 275 sq ft / 25.6 sq m

Approximate Total Area = 1825 sq ft / 169.6 sq m



Second Floor



First Floor

Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Windows 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 PORCH

Enclosed entrance porch with double glazed door and windows to front; useful fitted storage for shoes etc.

HALLWAY

Original part glazed front door and leaded light windows; built-in understairs storage cupboard; stairs to first floor.

LIVING ROOM

Double glazed full width window to front; feature fireplace with marble surround; wood flooring; wide opening to:

KITCHEN/DINER

An impressive, open-plan living/kitchen area featuring bi-folding doors to the rear and vaulted ceiling with three large skylight windows. The kitchen area features a stylishly appointed range of grey gloss units with white marble worktops plus marble wrapped central island unit/breakfast bar. Range of integrated appliances, plus space for US style fridge/freezer.

DOWNSTAIRS WC/UTILITY

Stylishly appointed suite with WC, fitted wash basin; cupboard with space/plumbing for washing machine.

FIRST FLOOR LANDING

Stairs to top floor; wood flooring.

BEDROOM 2

Double glazed window to front; Fitted wardrobes; wood flooring.

BEDROOM 3

Double glazed window to rear; wood flooring.

BEDROOM 4

Double glazed window to front; wood flooring.

FAMILY BATHROOM

A luxuriously appointed suite comprising bath with built-in shower over; fully tiled walls and flooring.

TOP FLOOR LANDING

Skylight window.

BEDROOM 1

An impressive room featuring double glazed window to rear, plus two large skylight windows to front; wood flooring; built-in eves storage. Door to:

EN SUITE

Double glazed window to rear; well-appointed suite with full width shower enclosure; fully tiled walls and flooring.

GARDEN

An attractive landscaped garden featuring central area of lawn and full with stone patio terrace, pathways; outside lighting.

GARAGE

A large detached garage to rear which could be adapted for use as a home office/gym etc. Featuring double glazed French doors to garden; tiled flooring; electric roller shutter door.

DRIVEWAY

Block paved frontage providing off street parking.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///goal.shirt.fantastic

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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.