



34 Victoria Road

Bromley, BR2 9PP

£590,000 Freehold EPC: Band D

 **Maguire Baylis**



A beautifully extended three-bedroom, link-detached Victorian home, impeccably presented throughout and rich in original character. Combining timeless period charm with thoughtful modern enhancements, this attractive property enjoys a highly convenient location close to local shops and excellent bus connections.

The well-proportioned accommodation offers three generous double bedrooms and a stylish Jack & Jill bathroom on the first floor, creating comfortable and practical family living. To the rear, a bright conservatory provides versatile additional living space that can be enjoyed throughout the year and is complemented by a convenient separate WC.

At the heart of the home is the spacious open-plan kitchen and dining area a welcoming and sociable space ideal for both everyday family life and entertaining guests.

Externally, the beautifully maintained rear garden provides a peaceful retreat and further benefits from a useful outbuilding, offering excellent flexibility for a home office, gym, studio, or hobby space.

Perfectly suited to buyers seeking the character and charm of a period property alongside modern convenience, this delightful home presents an exceptional opportunity in a sought-after and well-connected location.

On-street parking permits are available via the local Council. Availability, eligibility, and associated charges may apply, and prospective purchasers are advised to make their own enquiries directly with the Council.

- CHAIN FREE
- EXTENDED LINK DETACHED VICTORIAN HOME
- WONDERFUL GARDEN WITH OUTBUILDING
- CHARACTER FEATURES THROUGHOUT
- OPEN PLANNED KITCHEN/DINING ROOM
- THREE GOOD SIZED BEDROOMS
- CLOSE TO LOCAL PARADE OF SHOPS
- EXCELLENT TRANSPORT LINKS TO BROMLEY TOWN CENTRE AND LONDON
- POTENTIAL TO EXTEND STPP

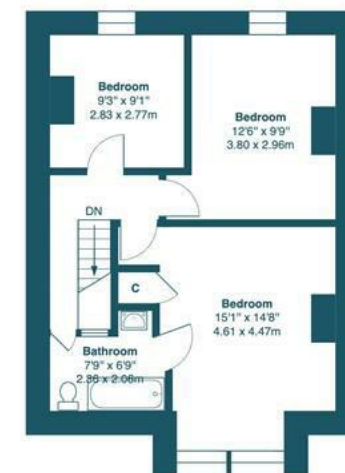




Ground Floor

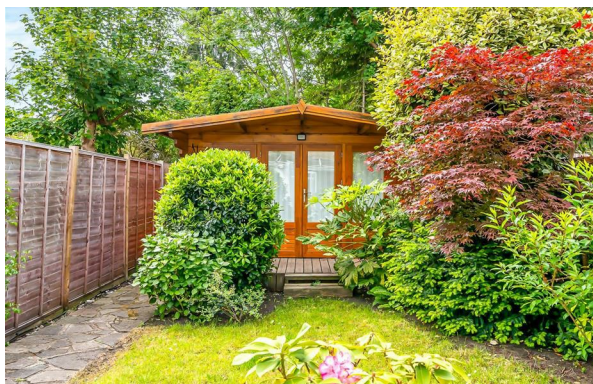

Victoria Road, BR2
 Approximate Gross Internal Area =
 1174 sq ft / 109.1 sq m
 Outbuilding Area = 159 sq ft / 14.7 sq m
 Total Area = 1333 sq ft / 123.8 sq m

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First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
 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

Access via a porch, door to front, stairs to first floor, storage cupboard.

RECEPTION ROOM

Double glazed windows to front with shutters over, carpet.

KITCHEN/DINING ROOM

Wood flooring, opening to conservatory, U shaped kitchen with matching range of wall and base units.

CONSERVATORY

Double glazed windows and doors to rear, tiled flooring.

CLOAKROOM

Wash hand basin, w.c,

MASTER BEDROOM

Double glazed window to front with shutter blinds over, carpet, door to bathroom.

BEDROOM TWO

Double glazed window to rear, carpet.

BEDROOM THREE

Double glazed window to rear, carpet.

BATHROOM

Jack and Jill family bathroom, frosted double glazed window to front, fully tiled walls, bath, wash hand basin and w.c,

GARDEN

Beautifully maintained rear garden provides a peaceful retreat and further benefits from a useful outbuilding,

offering excellent flexibility for a home office, gym, studio, or hobby space.

PARKING

On road parking permits are available from the Council. There may be additional associated costs and/or limits on availability of the same. We urge you to make your own enquiries with the Council in this regard.

COUNCIL TAX

London borough of Bromley council tax band - D

LOCATION

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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.