



41 Bromley Crescent  
Shortlands, Bromley, BR2 0HA

**£600,000 Freehold EPC: Band D**

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this beautifully presented Victorian semi-detached house providing spacious two double bedroom accommodation, located within a highly popular residential road conveniently situated between Shortlands and Bromley High Street offering access to the many shops, restaurants, cafes and bars.

Retaining many of the original features and charm of the period, this delightful property has been lovingly modernised to a high standard over recent years and provides bright spacious accommodation. Internally, the property comprises an entrance hallway, a super lounge with feature fireplace, separate dining room and stylishly appointed kitchen with built-in oven and hob and large glazed door leading to the garden.

Upstairs, via a spacious landing, there are two well proportioned bedrooms plus a large and recently re-modelled bathroom featuring a stylish suite with inset bath with shower over and vanity unity with two wash basins. There is also a separate WC upstairs.

Outside, the good size, but manageable, rear garden provides an attractive aspect offering much seclusion and extends to around 40'. There is also a useful, fully insulated garden office to the rear.

The property is located close to the popular Queensmead Park, plus the incredibly popular Shortlands Tavern Pub. There is also a great choice of local schools including Highfield (0.4m), St Marks (0.3m) and Valley (0.33m) plus the Harris Academy Primary school just 0.1 m away. Nearby stations include Shortlands (0.5m) , Bromley South (0.5m) and Bromley North (0.7m).



- CHARMING VICTORIAN SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LARGE UPSTAIRS BATHROOM \*\* SEPARATE WC
- TWO RECEPTION ROOMS
- MUCH CHARM AND CHARACTER
- DELIGHTFUL REAR GARDEN WITH GARDEN ROOM
- HIGHLY POPULAR CUL DE SAC LOCATION
- CLOSE TO TRANSPORT LINKS & TOWN CENTRE



Ground Floor



## Bromley Crescent, BR2

Approximate Gross Internal Area =  
805 sq ft / 74.8 sq m

Garden Office = 72 sq ft / 6.7 sq m

Total Area = 877 sq ft / 81.5 sq m



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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### ENCLOSED PORCH

Part glazed front door, quarry tiled flooring, wall light.

### ENTRANCE HALL

Part glazed front door, exposed and varnished floor boards, period style radiator.

### LOUNGE

11'3 x 9'10 (3.43m x 3.00m)

Two double glazed windows to front, feature cast iron fireplace with tiled inset and gas fire, period style radiator, exposed original floor boards.

### DINING ROOM

12' x 10'1 (3.66m x 3.07m)

Double glazed window to rear, feature period style fireplace with tiled hearth, exposed floor boards, period style radiator, door to:

### KITCHEN

10'3 x 8'9 (3.12m x 2.67m)

Large glazed door to rear plus window to side, stylishly appointed range of custom fitted wall and base units with reclaimed 'science lab' worktop to one wall, built-in stainless steel gas hob with extractor hood, stainless steel electric oven, tiled splashback, painted floor boards, cupboards housing space and plumbing for washing machine and fridge/freezer; under unit lighting; part panelled feature wall.

### LANDING

Exposed floor boards, access to loft space (via retractable loft ladder), period style radiator.

### BEDROOM 1

14'6 (max) x 9'9 (4.42m (max) x 2.97m)

Two double glazed windows to front, two period style radiators, exposed floor boards, range of fitted wardrobes and shelving to one wall.

### BEDROOM 2

10'1 x 8'10 (3.07m x 2.69m)

Double glazed window to rear, period style radiator, exposed floor boards, fitted shelving and storage unit within recess.

### BATHROOM

A spacious and stylishly appointed bathroom with double glazed window to rear, white suite comprising inset bath with built-in shower over and fitted glass shower screen, two fitted wash basins set on large vanity unit with built-in storage under, fitted wall mirror, part tiled walls, storage cupboard housing gas boiler, vinyl flooring, period style radiator.

### SEPARATE WC

Double glazed window to side, white WC suite, fully tiled walls, painted floor boards.

### GARDEN

approx 40' (approx 12.19m )

A delightful landscaped rear garden providing an attractive outlook surrounded by many mature trees and shrubs, featuring two large decked patio areas, central area of artificial lawn, side access via gate, outside tap, outside lighting.

### GARDEN ROOM

Fully insulated garden room with light and power.

### 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.

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///actor.broad.popped



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.