



## 15 Bromley Gardens

Shortlands, Bromley, BR2 0ES

**£725,000 Freehold EPC: Band C**

 **Maguire Baylis**



GUIDE PRICE £725,000 - £750,000

A beautifully extended Victorian semi offering exceptional modern family living, just moments from Queensmead Park and within walking distance of both Shortlands and Bromley South stations. Featuring a stunning open plan kitchen with vaulted ceiling and bi-folds, three generous double bedrooms, a dedicated study, and a luxurious family bathroom, this chain free home blends period elegance with contemporary style.

The kitchen extension is the true heart of the home – perfect for family gatherings, weekend brunches, and summer evenings with the bi-folds opening onto the garden.

The property provides spacious and well-planned accommodation throughout, including three bedrooms (two double rooms, plus a single) to the two upper floors, plus a useful study/box room – ideal for home working. The luxurious first floor family bathroom is particularly impressive, featuring a stylish four-piece suite with separate shower and bath.

To the ground floor, the home retains much of its original charm, with a large bay-fronted reception room providing an elegant and welcoming living space. To the rear, the property opens into a stunning kitchen extension – undoubtedly the heart of the home – fitted with a central island unit and bi-fold doors that flood the space with natural light and provide seamless access to the garden. A separate utility room and ground floor WC add further practicality.

The location is a major feature. Perfectly positioned for easy access to Bromley town centre, both Shortlands and Bromley South mainline stations (with excellent links into London), and within catchment for highly regarded schools including Valley Primary, Harris Academy Primary and Highfield Primary.

Offered to the market on a chain free basis, this delightful period home represents a rare opportunity to secure a beautifully finished property in one of the area's most sought-after settings.

- **\*\* CHAIN FREE \*\* VICTORIAN SEMI DETACHED HOME**
- **BEAUTIFUL OPEN-PLAN KITCHEN/DINER WITH VAULTED CEILINGS, SKLIGHTS AND BI-FOLD DOORS**
- **THREE BEDROOMS - TWO DOUBLE ROOM PLUS A GOOD SIZE SINGLE \*\* USEFUL BOX ROOM/STUDY**
- **SPACIOUS BAY FRONTED LIVING ROOM WITH PERIOD CHARM**
- **LUXURIOUS FOUR PIECE BATHROOM WITH BATH & SEPARATE WALK-IN SHOWER**
- **LOW MAINTENANCE LANDSCAPED GARDENS WITH TWO PATIOS & SIDE ACCESS**
- **SUPERB LOCATION JUST YARDS FROM QUEENSMead PARK**
- **EASY WALK TO SHORTLANDS & BROMLEY SOUTH STATIONS (UNDER 30 MINS DIRECT TO LONDON VICTORIA)**
- **EASY REACH TO BROMLEY TOWN CENTRE**
- **GREAT SCHOOLS CATCHMENTS INC VALLEY, HARRIS PRIMARY & HIGHFIELD**





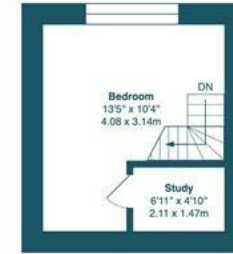
## Bromley Gardens, BR2

Approximate Gross Internal Area = 1312 sq ft / 121.9 sq m

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Ground Floor



Second Floor



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 complete bearings prior to making any decisions relating to the same. No liability is accepted for any errors. By www.primerequ岸photography.com / Copyright 2020



### **ENTRANCE LOBBY**

### **LIVING ROOM**

Double glazed bay window to front; fireplace surround; wood flooring.

### **KITCHEN/DINER**

Bi-folding doors leading to rear garden; comprehensive range of contemporary style wall and base units; central island unit with inset sink; vaulted ceiling and skylight windows to side & rear; wood flooring with underfloor heating; integrated dishwasher.

### **UTILITY**

With space and plumbing for washing machine.

### **DOWNSTAIRS WC**

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

Double glazed bay window to front; range of fitted wardrobes to one wall.

### **BEDROOM 2**

Double glazed window to rear; built-in wardrobe/storage cupboard.

### **FAMILY BATHROOM**

A spacious family bathroom with luxuriously appointed four piece suite.

### **TOP FLOOR**

### **BEDROOM 3**

Double glazed window to rear.

### **STUDY**

### **GARDEN**

An attractive low maintenance garden with two full width patio areas; central area of artificial grass with shrub borders; side access; outside lighting.

### **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: turns.talent.silks

### **COUNCIL TAX**

London Borough of Bromley - Band E



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.