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Brookwood Close, Shortlands, BR2

PUTTING YOU FIRST

## Key features

- Chain free
- Three bedroom linked detached house
- Private Garage
- Charming Cul-de-sac
- Garden oasis.
- Close proximity to Highfield Schools.
- Great potential

## Description

Integra Estates is delighted to present this charming three bedroom family home, set within the ever popular and charming Cul-de-sac Brookwood Close in Shortlands, BR2.

Offered to the market with a wonderful sense of opportunity, this lovely home is brimming with potential and is now ready for its next owner to place their own stamp on it. While the property would benefit from some light modernisation, it already provides the essential ingredients of a warm and comfortable family home, with well arranged accommodation, a practical layout, a detached garage and a truly beautiful rear garden that feels like a private oasis.

From the moment you arrive, there is a calm residential feel to the setting. Brookwood Close is known for its tucked away atmosphere, offering a pleasant sense of privacy while still remaining conveniently placed for local amenities, transport links and green open spaces. It is the sort of location that immediately appeals to those looking for a peaceful home without feeling disconnected from everyday convenience.



Internally, the property offers a natural and practical flow. The ground floor provides a generous living area, creating a comfortable space for everyday family life, relaxing evenings and entertaining guests. There is a lovely sense of proportion to the room, with plenty of scope for a future buyer to reimagine the space to suit their own taste and lifestyle.

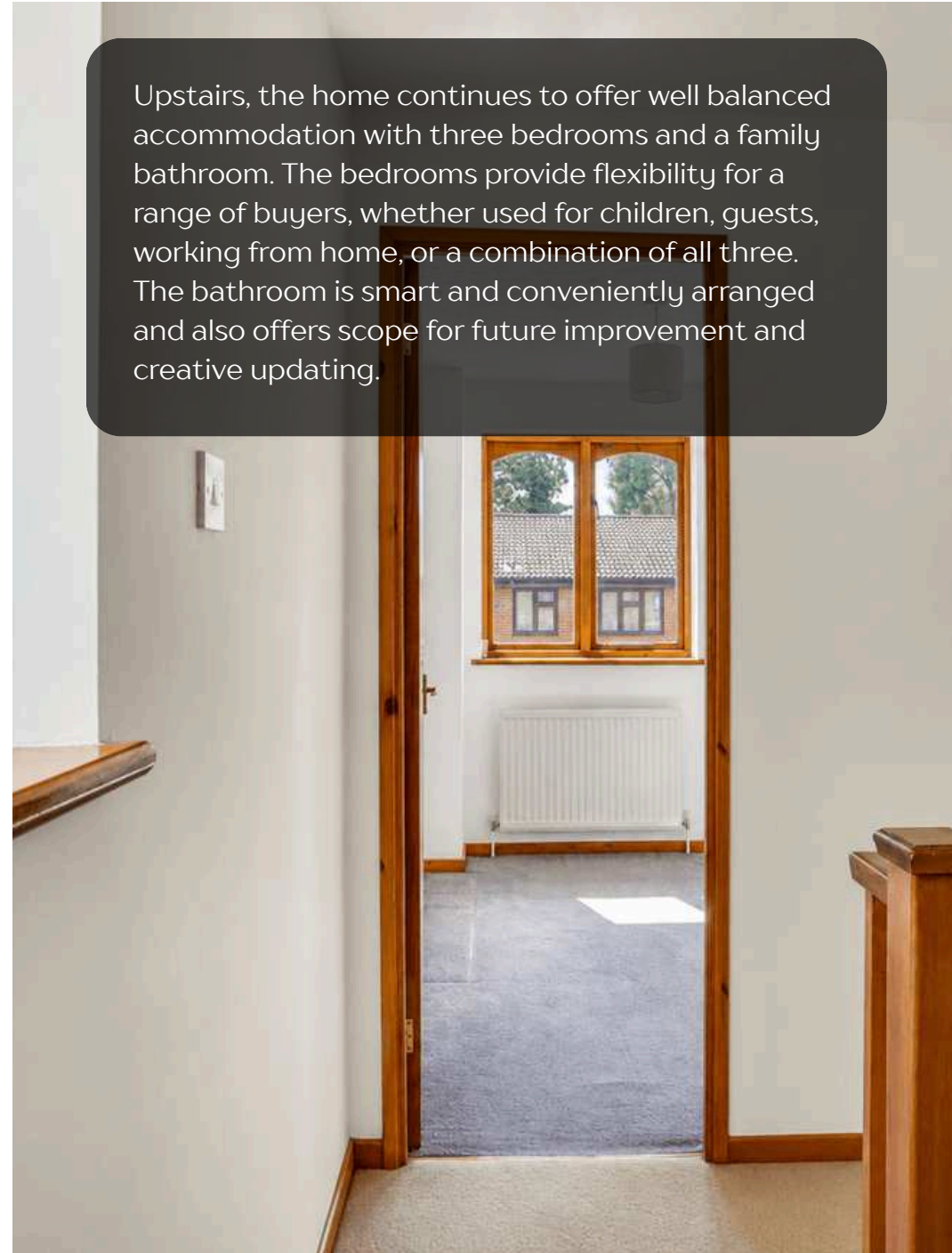
The dining area sits just off the living space and provides an ideal setting for family meals, hosting friends, or enjoying a quiet morning coffee. This part of the home works well in its current layout, while also offering exciting scope for a future owner to explore a more contemporary open plan arrangement. There may also be potential to extend or add a conservatory, as some other homes in the close have done, subject of course to the relevant planning permissions, building regulations and any necessary consents.

The kitchen is positioned to the rear of the property and enjoys a practical layout with direct access towards the garden. For buyers with vision, this is one of the areas where this comfortable home could really be transformed. Whether updated with a fresh modern finish or redesigned to create a more stylish and sociable family kitchen, it offers a wonderful opportunity to add genuine personality and value.

The ground floor also benefits from a useful downstairs WC, a feature that is always appreciated for family living and visiting guests alike.



Upstairs, the home continues to offer well balanced accommodation with three bedrooms and a family bathroom. The bedrooms provide flexibility for a range of buyers, whether used for children, guests, working from home, or a combination of all three. The bathroom is smart and conveniently arranged and also offers scope for future improvement and creative updating.



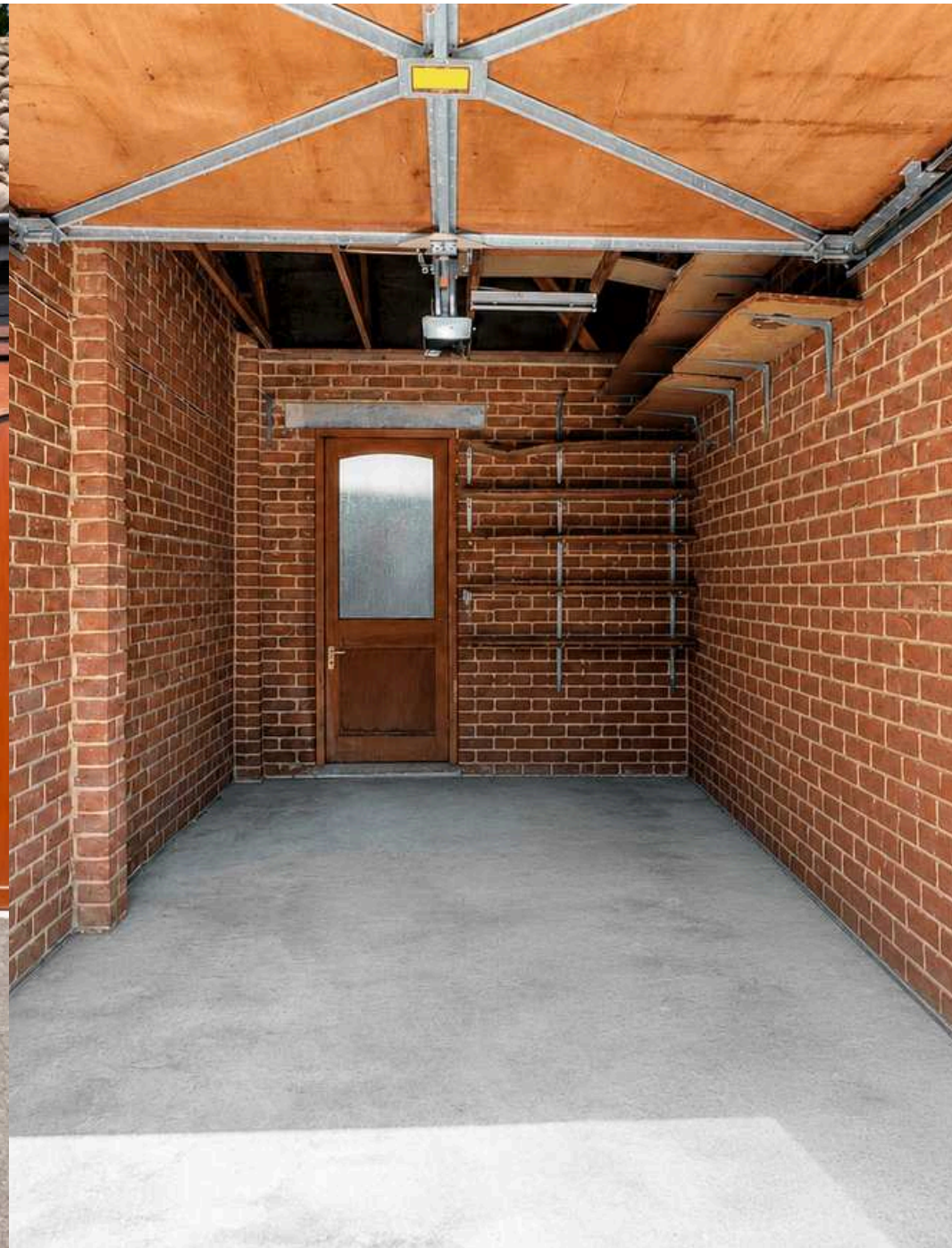
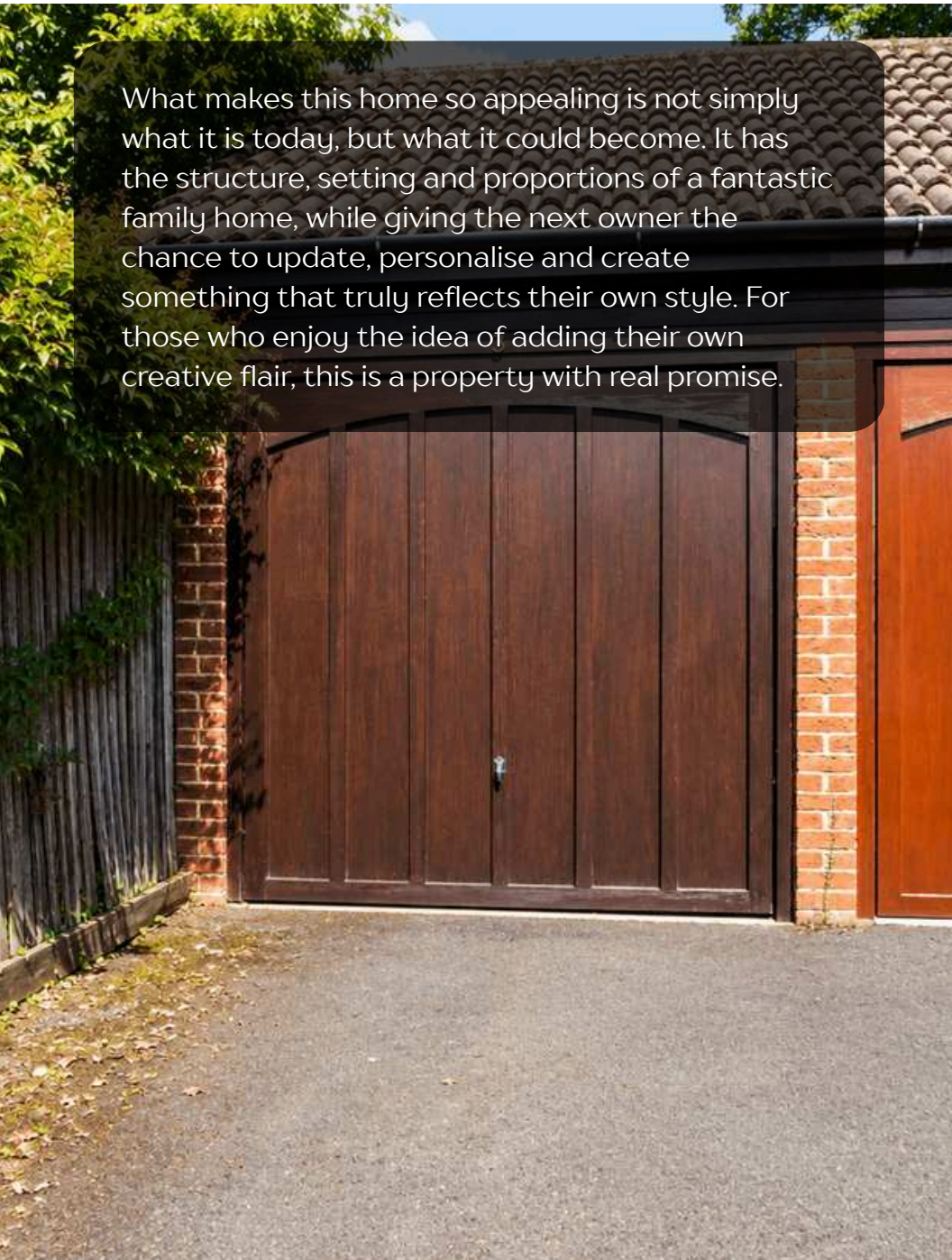




One of the real highlights of this home is the rear garden. Beautifully established and filled with mature shrubs and planting, it has a wonderfully peaceful, almost secret garden feel. It is easy to imagine summer afternoons spent outside, quiet evenings surrounded by greenery, or weekends pottering among the borders. The garden has clearly been enjoyed and cared for over time, creating a calm outdoor space that feels both private and full of character.

The property also benefits from a detached separate garage, offering excellent practicality. Whether used for secure parking, storage, hobbies, bikes, tools or garden equipment, or even converted to a home office or playroom with entrance via the garden – it adds an important extra dimension to the home. Depending on a buyer's needs and subject to the necessary permissions.

What makes this home so appealing is not simply what it is today, but what it could become. It has the structure, setting and proportions of a fantastic family home, while giving the next owner the chance to update, personalise and create something that truly reflects their own style. For those who enjoy the idea of adding their own creative flair, this is a property with real promise.









## Location

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Brookwood Close itself remains one of those pleasant residential settings that buyers are often drawn to. Quiet, established and well placed, it offers a lovely balance between peaceful surroundings and convenient access to the wider area. South Hill Wood is nearby for those who enjoy walks, fresh air and green scenery, while families are likely to appreciate being in the catchment for the Ofsted Outstanding rated Highfield Primary school.

For commuters, Shortlands, Bromley South and Beckenham stations are all within convenient reach, offering useful connections into London and beyond. Bromley, Beckenham and West Wickham are also close by, providing a wide variety of shops, cafés, restaurants, supermarkets and everyday amenities.

This is a home with warmth, character and exciting potential. With its three bedrooms, practical layout, detached garage and beautiful mature garden, it offers the perfect opportunity for a buyer to create a home tailored to their own taste in a highly regarded Shortlands setting.

Early viewing is highly recommended to appreciate the potential, garden and peaceful position this lovely Brookwood Close home has to offer.

**Local Authority Bromley**

**Council Tax band : F**

# Disclaimer

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