



Maguire
020 8466 8892
FOR SALE

47 Queen Anne Avenue
Bromley, BR2 0SA
£775,000 Freehold EPC: Band D

 Maguire Baylis



Guide Price: £775,000 - £800,000. Maguire Baylis are pleased to present this delightful 1920's built family home, offering spacious and well arranged accommodation in a highly convenient location, close to Bromley town centre, excellent transport links and well regarded schools.

The property provides impressive four bedroom accommodation, complemented by two bath/shower rooms and a ground floor WC, making it perfectly suited to modern family living.

To the ground floor there is a spacious bay-fronted living room with fireplace, together with a large open plan kitchen/diner to the rear, ideal for everyday family life and entertaining. A useful lean-to utility area provides additional practical space.

Upstairs, the four bedrooms are well served by the two bath/shower rooms, providing flexibility for families.

Outside, the property enjoys a lovely 100'+ south facing rear garden, whilst to the front there is a driveway providing off-street parking for two cars.

The location is a particular feature, being within easy reach of Bromley South station (fast trains to London Victoria in around 17 minutes), as well as Bromley High Street and its wide range of amenities. Shortlands station and local shops are also nearby.

The property is also well placed for highly regarded local schools including St Marks and Highfield Primary.

- DELIGHTFUL 1920's BUILT FAMILY HOME
- IMPRESSIVE FOUR BEDROOM ACCOMMODATION
- TWO BATH/SHOWER ROOMS PLUS DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM WITH LARGE BAY WINDOW & FIREPLACE
- LOVELY 100'+ SOUTH FACING GARDEN
- DRIVEWAY TO FRONT FOR TWO CARS
- SUPER & HIGHLY CONVENIENT LOCATION
- CLOSE TO BROMLEY SOUTH & HIGH STREET AMENITIES
- WELL REGARDED SCHOOLS CLOSE BY INCLUDING ST MARKS & HIGHFIELD

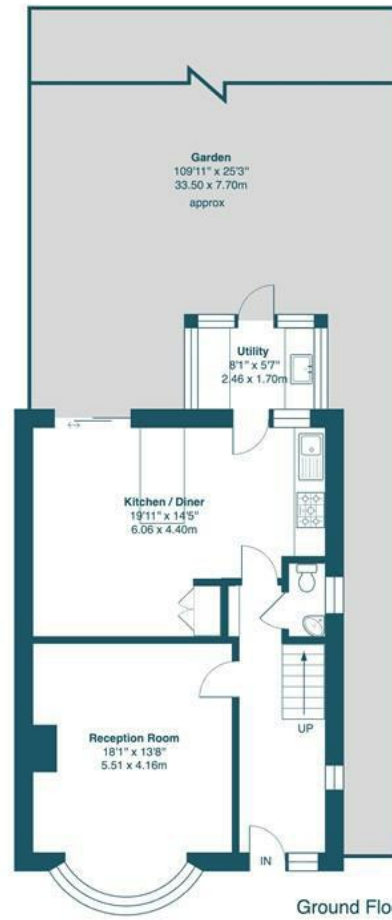




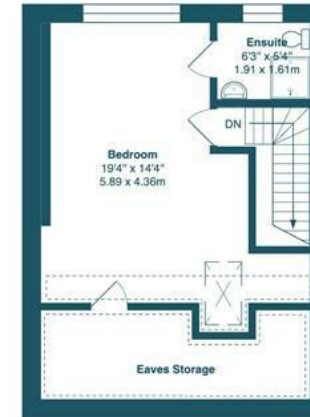
Queen Anne Avenue, BR2

Approximate Gross Internal Area = 1759 sq ft / 163.4 sq m
(including eaves storages)

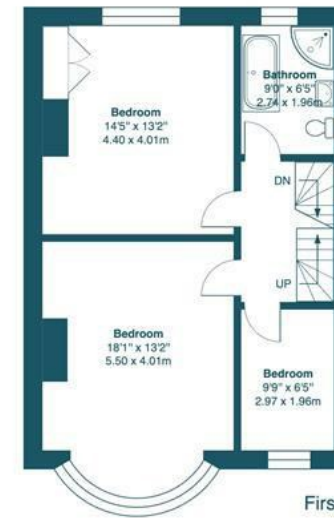
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Ground Floor



Second Floor



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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COVERED ENTRANCE PORCH

HALLWAY

A welcoming entrance hall featuring part double glazed front door and window to front; stairs to first floor with understairs storage cupboard.

DOWNSTAIRS WC

Window to side; wc and fitted wash basin.

KITCHEN/DINER

With sliding doors to rear, plus part glazed door providing access to the lean-to/utility; fitted wall and base units with wooden worktops and inset sink. Built-in shelved larder cupboard.

LOUNGE

A impressive room featuring a circular bay window to the front; tiled fireplace.

LEAN-TO/UTILITY

Door to garden, windows to three side; fitted work surfaces and inset Butler sink.

FIRST FLOOR LANDING

Window to side; stairs to top floor.

BEDROOM 2

Featuring a circular bay window to the front; feature fireplace.

BEDROOM 3

Double glazed window to rear; fitted cupboard housing gas combi boiler and storage.

BEDROOM 4

Double glazed window to front.

FAMILY BATHROOM

Double glazed window to rear; modern four piece suite featuring free-standing bath and separate corner shower enclosure.

TOP FLOOR

BEDROOM 1

A large and impressive room with double glazed dormer window to rear; two Velux skylight windows to front; built-in eaves storage. 'Crittall' style glazed door to:

EN SUITE SHOWER

Double glazed window to rear; modern three piece suite featuring corner shower enclosure.

GARDEN

approx 110' (approx 33.53m)

An attractive, mature garden providing a sunny south facing aspect. Full width paved patio. Mainly laid to lawn, interspersed with mature shrubs and planting and winding barked pathway. Garden storage sheds; side access via gate; outside tap.

DRIVEWAY/PARKING

Paved drive to front providing ample space for two vehicles.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///shower.fleet.proven



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104 Beckenham Lane
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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.