



23 Bromley Crescent

Shortlands, Bromley, BR2 0HA

£675,000 Freehold EPC: Band D

 **Maguire Baylis**



Guide Price: £675,000 – £700,000. Maguire Baylis are pleased to present this extended Victorian semi-detached home, offering spacious four-bedroom family accommodation and occupying a highly sought-after cul-de-sac position within easy reach of Bromley town centre, plus both Shortlands and Bromley South stations.

Having been a much-loved home for many years, the property offers well-proportioned accommodation comprising three reception rooms, four bedrooms and two bath/shower rooms. While some buyers may wish to update to suit their own tastes and requirements, the house presents an excellent opportunity to create a wonderful long-term family home. There is also potential for further enlargement and enhancement, subject to the necessary planning consents.

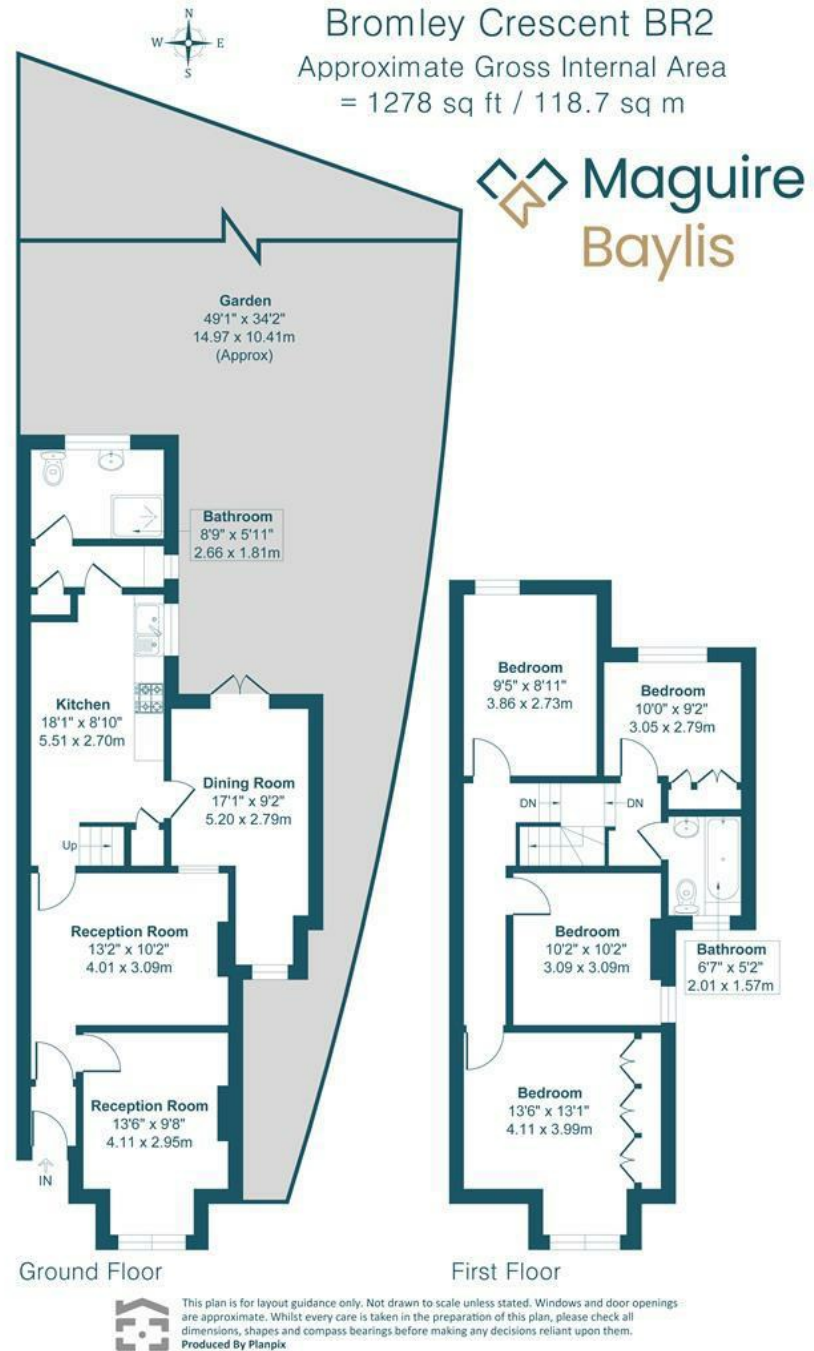
Outside, the property benefits from a good-sized private rear garden, providing an ideal space for families and outdoor entertaining.

The location is a particular feature, being within comfortable walking distance of Bromley town centre, Bromley South and Shortlands stations, together with a number of highly regarded schools including Valley Primary, Harris Primary Academy Shortlands, Highfield Infants and St Mark's Primary School. Queensmead Park and the popular Shortlands Tavern are also just a short walk away.

A rare opportunity to acquire a Victorian family home in one of the area's most popular roads.

- EXTENDED VICTORIAN SEMI DETACHED HOUSE
- SPACIOUS FOUR BEDROOM ACCOMMODATION
- THREE RECEPTION ROOMS
- TWO BATH/SHOWER ROOMS
- REQUIRING GENERAL UPDATING
- SCOPE TO IMPROVE & EXTEND FURTHER – STP
- GOOD SIZE PRIVATE REAR GARDEN
- SOUGHT AFTER CUL DE SAC LOCATION
- EASY REACH BROMLEY TOWN CENTRE PLUS BROMLEY STH & SHORTLANDS STATIONS
- GREAT SCHOOLS NEARBY INCLUDING VALLEY, HARRIS PRIMARY, HIGHFIELD & ST MARKS







ENTRANCE PORCH

HALLWAY

FRONT RECEPTION ROOM

REAR RECEPTION ROOM

KITCHEN

DINING ROOM

REAR LOBBY

GROUND FLOOR SHOWER ROOM/WC

FIRST FLOOR LANDING

BEDROOM 1

Fitted wardrobes.

BEDROOM 2

BEDROOM 3

BEDROOM 4

Built-in wardrobes.

FAMILY BATHROOM

GARDEN

Secluded rear garden, widening to the rear; access to side.

PARKING

On street. Residents parking permits required between 12 - 2pm, Monday to Saturday. These are available at a cost of £80 per vehicle/per year.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///pills.dame.scuba

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.