



25 Hazelwood House Church Road

Shortlands, BR2 0HE

£300,000 Freehold EPC: Band E

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this beautifully presented top floor balcony apartment situated to the rear of this highly popular purpose built block enjoying delightful southerly views across the communal gardens and beyond.

The property is located within a first class residential road, which forms part of a conservation area, and is just a short walk to Shortlands station (trains to London Victoria and Blackfriars) plus the surrounding local shops and popular village pub. The larger towns of Bromley and Beckenham are also within easy reach.

Internally, the property provides bright and modern accommodation which comprises a spacious entrance hallway which is open plan to a large large living room leading to the private balcony overlooking the rear. A double opening leads to the stylishly appointed fitted kitchen with built-in oven hob and integrated dishwasher. The bedroom features a large built-in wardrobe and the bathroom features a modern suite with bath and shower over.

Further features of the property include a private garage, double glazing throughout and a share in the freehold of the block.

It is worth noting that letting of the flats within Hazelwood House is not permitted. Therefore all residents living within the block are owner occupiers, there is an active residents association and a great sense of community.



- SUPER TOP FLOOR APARTMENT
- PRIVATE SOUTH FACING BALCONY
- OVERLOOKING STUNNING GARDENS TO THE REAR
- SPACIOUS LOUNGE WITH WOOD FLOORING
- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- STYLISHLY APPOINTED KITCHEN
- MODERN BATHROOM
- PRIVATE GARAGE AT REAR
- SUPER LOCATION - SHORT WALK TO STATION & SHOPS
- SOUGHT AFTER ROAD WITHIN CONSERVATION AREA

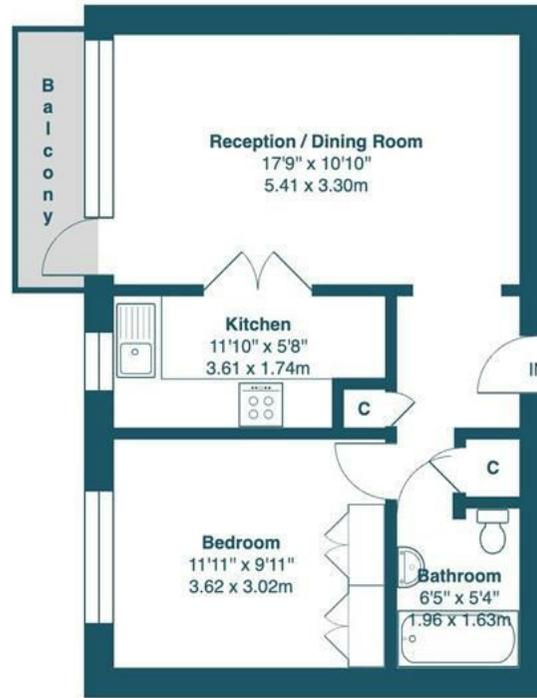


Church Road, BR2

Approximate Gross Internal Area = 488 sq ft / 45.3 sq m

Garage Area = 132 sq ft / 12.3 sq m

Total Area = 620 sq ft / 57.6 sq m



Second Floor



Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition. garage not shown in actual location or orientation.

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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COMMUNAL HALLWAY

Stairs to top floor.

HALLWAY

Varnished floor boards; built-in cupboard housing hot water cylinder; further built-in storage cupboard.

LOUNGE

Double glazed door leading to balcony plus double glazed window to rear; varnished floor boards; electric radiator; glazed double doors to kitchen.

KITCHEN

Double glazed window to rear; fitted with a range of modern white wall and base units with white worktops to two walls; inset stainless steel sink unit; built-in induction hob with extractor hood over; electric oven; integrated dishwasher; spaces for washing machine and fridge/freezer; part tiled walls.

BEDROOM

Double glazed window to rear; varnished floor boards; electric radiator; good range of built-in wardrobes to one wall.

BALCONY

A private balcony providing a delightful southerly aspect over the communal grounds at the rear; decked flooring; glazed screening.

BATHROOM

Fitted with a modern suite comprising panelled bath with mixer tap/shower attachment over; fitted wash basin; WC; fully tiled walls; extractor fan; tiled flooring.



GARAGE/PARKING

Single private garage to rear, approached via security gates to side. Residents parking to front and rear, not allocated.

COMMUNAL GARDENS

Delightful, park-like communal grounds to rear enjoying a sunny, southerly aspect. There are numerous mature trees and shrubs and providing an attractive seating/barbecuing area with gazebo. There is also a residents garden room with access to a decked patio area leading to the rear communal gardens.

LEASE & MAINTENANCE

LEASE- Share of freehold with a lease of approx 945 years remaining.

MAINTENANCE - Currently £1220 per year

GROUND RENT - Not applicable.

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///league.camera.anyone

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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.