69 Kingswood Road

Shortlands, Bromley, BR2 0NL

£775,000 Freehold EPC: Band C

Maguire Baylis

Guide Price: £775,000 - £800,000. Maguire Baylis are pleased to offer for sale this well-presented four-bedroom semi-detached family home, situated on a highly sought-after residential road, conveniently located for Shortlands Station and Highfield School.

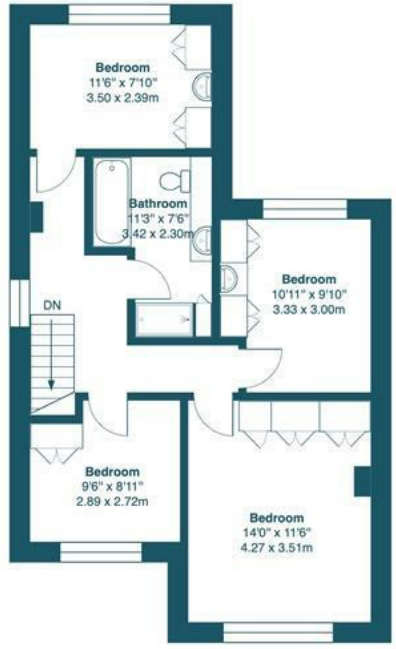
The accommodation is arranged over two floors and comprises a welcoming entrance hallway, a spacious lounge and separate dining room, ideal for family living and entertaining, together with a fitted kitchen and a modern downstairs shower room/WC.

Upstairs, the property provides four well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a large family bathroom.

Externally, there is a generous driveway providing ample off-street parking and access to the integral garage, while to the rear is a large, low-maintenance garden, offering an excellent outdoor space with minimal upkeep.

Offered to the market chain free, this attractive home represents an excellent opportunity for families seeking space, convenience and a prime location within Shortlands.

- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS ** TWO BATH/SHOWER ROOMS
- LOUNGE & SEPARATE DINING ROOM
- FITTED KITCHEN
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- LARGE, LOW MAINTENANCE REAR GARDEN
- CLOSE TO SHORTLANDS STATION & HIGHFIELD SCHOOL
- SOUGHT AFTER RESIDENTIAL ROAD
- CHAIN FREE SALE



Kingswood Road, BR2

Approximate Gross Internal Area = 1392 sq ft / 129.3 sq m

Garage Area = 156 sq ft / 14.5 sq m

Approximate Total Area = 1560 sq ft / 144.9 sq m

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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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ENTRANCE HALL
A spacious and welcoming entrance hallway; useful built-in storage; stairs to first floor.

LIVING ROOM
19'9 x 11'7 (6.02m x 3.53m)
Sliding doors to rear.

DINING ROOM
10'11 x 9'11 (3.33m x 3.02m)
Sliding doors to rear; opening to kitchen.

KITCHEN
14' x 11'7 (4.27m x 3.53m)
Double glazed window to front; fitted range of units with worktops to three walls.

LOBBY
Double glazed door to side.

GROUND FLOOR SHOWER/WC
Well appointed suite with shower enclosure; WC; fitted wash basin.

FIRST FLOOR LANDING
Stained glass window to side.

BEDROOM 1
14' x 11'6 (4.27m x 3.51m)
Double glazed window to front; fitted wardrobes.

BEDROOM 2
10'11 x 9'10 (3.33m x 3.00m)
Double glazed window to rear; fitted wardrobes and units with inset sink unit.

BEDROOM 3
11'6 x 7'10 (3.51m x 2.39m)
Double glazed window to rear; fitted wardrobes and units with inset sink unit.

BEDROOM 4
9'6 x 8'11 (2.90m x 2.72m)
Double glazed window to front; fitted wardrobes.

FAMILY BATHROOM
Four piece suite featuring bath and separate shower enclosure.

GARDEN
approx 111' (approx 33.83m)
A large, paved landscaped garden set out in several sections providing much seclusion. Side access; summer house and garden shed.

GARAGE/PARKING
16'10 x 9'3 (5.13m x 2.82m)
Integral garage with electric up and over door. Driveway to front providing off street parking for several cars.

COUNCIL TAX
London Borough of Bromley - Band E

LOCATION
What3words: ///deals.paints.thin

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The Property Ombudsman

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.