



31 Queensmead Road
Shortlands, BR2 0ER
£1,100,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £1,100,000 – £1,200,000. Maguire Baylis are delighted to present this beautifully positioned five bedroom, two bathroom Victorian semi-detached home, enviably located opposite Queensmead Park and enjoying stunning open views. Offered to the market chain free, the property provides substantial, versatile accommodation arranged over three floors.

The ground floor comprises the principal lounge, a separate family room, ground floor W/C, access to a useful basement area, and a fantastic extended open-plan kitchen/dining room. On the first floor, you will find four bedrooms – three generous doubles and a large single – together with the family bathroom.

The top floor is dedicated to a superb master suite featuring a Juliet balcony overlooking the rear garden, fitted wardrobes, and a modern en-suite shower room.

Throughout, this charming home offers a wonderful sense of space thanks to its high ceilings and well-proportioned rooms. The main living room features an attractive bay window and period fireplace, while the family room opens through to the impressive kitchen/dining room, enhanced by a vaulted ceiling with Velux skylight windows. The kitchen is fitted with a comprehensive range of units.

Outside, the property enjoys an attractive, well-established rear garden, mainly laid to lawn and offering good seclusion together with a sunny south-easterly aspect. To the front, a resin-bonded driveway provides parking for two vehicles.

Queensmead Road is superbly placed for access to Bromley High Street and Bromley South/Shortlands stations (London Victoria/Blackfriars), just a 5–10 minute walk away, as well as Bromley North with connections to London Bridge and Charing Cross. Several well-regarded schools are close by, including Valley, St Mark's, Highfield, and Harris Academy. The ever-popular Shortlands Tavern is also just a short stroll across Queensmead Park.

- BEAUTIFULLY POSITIONED VICTORIAN SEMI-DETACHED HOME
- STUNNING LOCATION OPPOSITE QUEENSMEAD PARK
- FIVE BEDROOMS & TWO BATH/SHOWER ROOMS
- SUPERB MASTER SUITE WITH JULIET BALCONY & EN-SUITE
- IMPRESSIVE EXTENDED OPEN-PLAN KITCHEN/DINING ROOM
- WELL-PROPORTIONED ROOMS & HIGH CEILINGS THROUGHOUT
- ATTRACTIVE SOUTH-EASTERLY REAR GARDEN
- RESIN-BOND DRIVEWAY PROVIDING PARKING FOR TWO CARS
- EXCELLENT ACCESS TO BROMLEY SOUTH, SHORTLANDS & BROMLEY NORTH STATIONS
- CLOSE TO HIGHLY REGARDED SCHOOLS & SHORTLANDS TAVERN

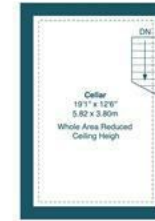




Queensmead Road, BR2

Approximate Gross Internal Area = 2384 sq ft / 221.4 sq m

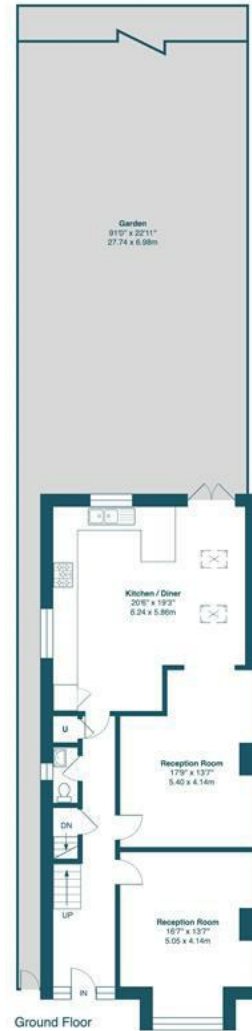
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Basement



Second Floor



Ground 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. By www.Pine Square Photography.com / Copyright 2023

ENTRANCE PORCH

A large, covered front entrance porch with outside light.

ENTRANCE HALLWAY

Original glazed front door and feature triangular windows to front; wood effect flooring; radiator; door providing access to stairs leading to cellar; built-in utility cupboard with space/plumbing for washing machine and dryer.

BASEMENT

approx 20' x 12' (approx 6.10m x 3.66m)
Ideal for storage, approx 4' standing height.

DOWNSTAIRS WC

Sash window to side; fitted wash basin; WC.

LOUNGE

16'5 (max) x 13'7 (5.00m (max) x 4.14m)
Large sash bay window to front overlooking the park; feature period open fireplace; radiator.

FAMILY ROOM

17'8 max reducing to 13'10 x 13'5 max into chimney (5.38m max reducing to 4.22m x 4.09m max into chimney)
Wood flooring, stone fireplace surround and hearth with open fire grate, radiator. Open plan to:

KITCHEN/DINING ROOM

20'5 max reducing to 15'10 x 19'1 (6.22m max reducing to 4.83m x 5.82m)
French double doors leading to rear garden; windows to rear and side; vaulted ceiling with two Velux skylight windows allowing light to flood in; comprehensive range of wood finish kitchen cabinets with black granite worktops to two walls; washing machine, integrated dish washer, cooker with stainless steel extractor hood, wood flooring.

FIRST FLOOR LANDING

Window to side. Stairs to top floor.

BEDROOM 2

16'7 max into bay x 11'1 max into chimney breast r (5.05m max into bay x 3.38m max into chimney breast)
Two sash windows to the front with views over the park; fitted wardrobe to chimney breast recess, ornamental fire place surround with tiled hearth; radiator.

BEDROOM 3

13'11 x 11'0 max (4.24m x 3.35m max)
Sash window to rear; radiator.

BEDROOM 4

14'2 x 10'3 (4.32m x 3.12m)
Window to rear; radiator.

BEDROOM 5

9'7 x 8'9 max (2.92m x 2.67m max)
Sash window to front; radiator; fitted adjustable shelving to one wall.

FAMILY BATHROOM

8'1 x 6'1 max (2.46m x 1.85m max)
Sash window to side; suite comprising white bath with chrome fittings and a pull-out shower attachment; wood design vanity storage unit with integral W/C and hand basin; part tiled walls; tiled flooring.

TOP FLOOR LANDING

BEDROOM 1

20'11 x 14'4 (6.38m x 4.37m)
Double glazed doors and windows to rear opening onto Juliet balcony; two large Velux windows to front; radiator; fitted double wardrobe; useful built-in eves storage to front; door to:

EN SUITE SHOWER

Suite comprising fitted corner shower enclosure; fitted wash basin; WC; tiled flooring and part tiled walls; extractor fan; double glazed window to rear.

GARDEN

approx 91' (approx 27.74m)
A delightful garden offering a sunny, south easterly aspect. Main area of lawn with established tree/shrub borders. Useful storage shed, full width block paved patio, side access via gate.

PARKING

Resin-bonded driveway to front with space for two vehicles.

COUNCIL TAX

London Borough of Bromley - Band F

LOCATION

What3words: ///option.faster.snow



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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.