48 Aylesbury Road

Bromley South, BR2 0QR

£475,000 Freehold EPC: Band D

Maguire Baylis

Guide Price: £475,000 - £500,000. Maguire Baylis are delighted to present to the market this beautifully presented Victorian cottage, full of character and charm, occupying a delightful tucked-away position within the quiet cul-de-sac section of this highly sought-after road. Despite its peaceful setting, the property remains just a short walk from Bromley South station, the town centre and a host of excellent local amenities.

Beautifully maintained by the current owners, the property retains much of its original character, complemented by tasteful décor and a number of quality improvements. The accommodation includes an elegant front reception room featuring a striking period fireplace, a separate dining room ideal for entertaining, and a stylish modern kitchen overlooking the garden. Upstairs, there is a generous double bedroom together with a luxuriously appointed bathroom finished to a high standard.

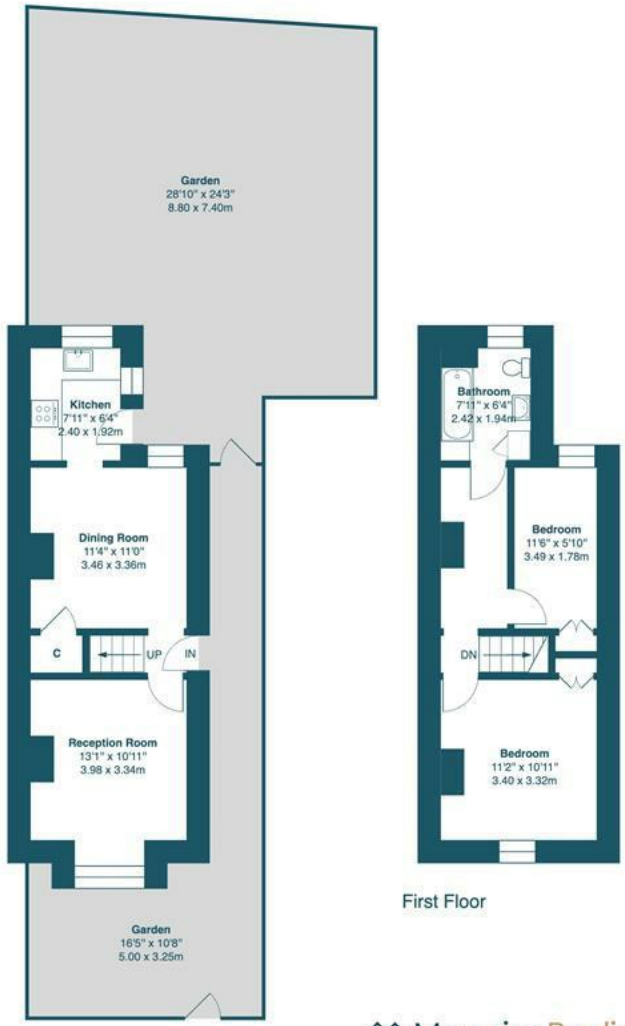
A particular feature is the delightful rear garden, thoughtfully landscaped in a tranquil Japanese-inspired style with decorative gravel, stepping stone pathways and attractive seating areas. Wider than average and enjoying a high degree of seclusion, it provides a wonderful, low-maintenance outdoor retreat.

The location is exceptional, being only a short walk from Bromley South station and Bromley town centre, whilst also within easy reach of Shortlands station and the open spaces of Queensmead Recreation Ground. St Mark's Primary School is situated just a few yards away, making this an ideal home for professionals, first-time buyers or those looking to downsize without compromising on character or convenience.

- BEAUTIFULLY PRESENTED VICTORIAN COTTAGE
- TUCKED AWAY IN A QUIET CUL-DE-SAC SETTING
- CHARACTER FEATURES INCLUDING PERIOD FIREPLACES
- ELEGANT RECEPTION ROOM PLUS SEPARATE DINING ROOM
- STYLISH MODERN FITTED KITCHEN
- TWO BEDROOMS BOTH WITH BUILT-IN STORAGE
- LUXURIOUS UPSTAIRS BATHROOM
- DELIGHTFUL JAPANESE-INSPIRED SECLUDED REAR GARDEN
- SHORT WALK TO BROMLEY SOUTH STATION & TOWN CENTRE
- CLOSE TO ST MARK'S PRIMARY SCHOOL, SHORTLANDS & QUEENSMEAD PARK

Aylesbury Road, BR2

Approximate Gross Internal Area = 691 sq ft / 64.2 sq m



First Floor

Ground Floor

Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.
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.primesquarephotography.com / Copyright 2026

ENTRANCE
Part glazed door to side; stairs to first floor.

LOUNGE
With double glazed bay window to front; feature fireplace; fitted storage units/shelving within recesses.

DINING ROOM
Double glazed window to rear; feature fireplace; useful built-in understairs storage cupboard; fitted units within recess with integrated freezer.

KITCHEN
Double glazed windows to rear and side, door to side leading to garden; fitted with a range of contemporary Shaker style units with white stone worktops to two walls; integrated appliances including oven & hob, dishwasher, washing machine & fridge.

FIRST FLOOR LANDING
Access to loft space (loft with fitted loft ladder, boarded for storage and with a light).

BEDROOM 1
Double glazed window to front; built-in wardrobe.

BEDROOM 2
Double glazed window to rear; built-in wardrobe.

BATHROOM
Fitted with a modern, stylishly appointed suite featuring bath with built-in shower over; cupboard housing gas combi boiler (new boiler installed xxx).

GARDEN
A delightful, wider-than-average rear garden enjoying a high degree of seclusion, thoughtfully landscaped to provide year-round interest with minimal maintenance. Inspired by Japanese garden design, it features decorative gravel, attractive stepping stone pathways and several secluded seating areas, creating a peaceful outdoor retreat. Gated side access.

PARKING
On street. Residents parking permits are required between the hours of 8.00am - 8:00pm Monday to Saturday & 10:00am - 5:00pm Sunday. These can be obtained at a cost of £150 per vehicle/per annum.

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words:: ///probe.renew.faced

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com

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.