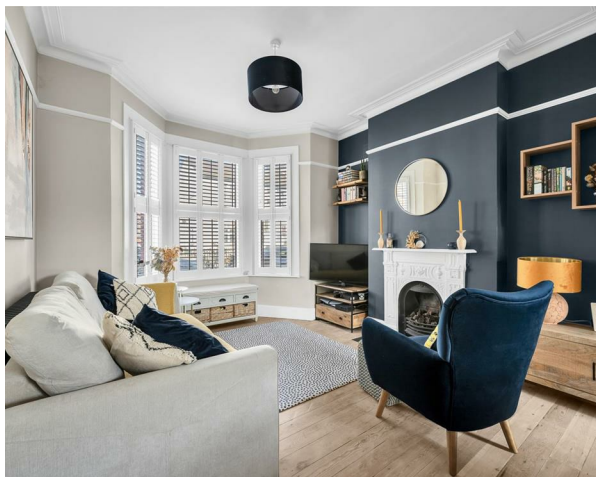




32 Bromley Gardens
Shortlands, Bromley, BR2 0ET
£600,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £600,000 – £625,000. Maguire Baylis are delighted to present to the market this beautifully presented Victorian semi-detached home, full of period charm and set on a highly sought after and convenient road.

This characterful property features high ceilings, elegant cast iron fireplaces, and an impressive 24' through lounge. The fitted kitchen leads out to an attractive south-facing garden, perfect for enjoying sunny days.

Upstairs, the property provides two generous double bedrooms – both with fitted wardrobes – and a luxuriously appointed bathroom featuring a freestanding roll top bath plus separate walk-in shower enclosure.

Ideally located within a short walk of Bromley South and Shortlands stations, and close to popular parks – including Queensmead at the end of the road and also Beckenham Place Park – there are several excellent schools nearby, and the High Street is just a short walk away.

- VICTORIAN SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- IMPRESSIVE 24' THOUGH LOUNGE
- TWO DOUBLE BEDROOMS
- SPACIOUS & LUXURIOUS UPSTAIRS BATHROOM
- FITTED KITCHEN
- ATTRACTIVE SOUTH FACING GARDEN
- HIGHLY POPULAR & CONVENIENT ROAD
- SHORT WALK TO BROMLEY SOUTH & SHORTLANDS STATIONS
- CLOSE TO PARKS, WELL REGARDED SCHOOLS & HIGH STREET SHOPS



Bromley Gardens, BR2

Approximate Gross Internal Area = 1015 sq ft / 94.3 sq m

 Maguire Baylis



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.

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ENTRANCE PORCH

Enclosed porch with double glazed door to front; light.

HALLWAY

Part glazed front door; original floor boards; period style radiator; original ceiling cornices; stairs to first floor.

THROUGH LOUNGE

23'10 x 11'5 (7.26m x 3.48m)

Double glazed bay window to front with fitted window shutters; double glazed window to rear; two period cast iron feature fireplaces; picture rails; original floor boards.

KITCHEN

13'8 x 8'3 (widening to 9'8) (4.17m x 2.51m (widening to 2.95m))

Double glazed windows to side and rear plus part glazed door to rear leading to garden; fitted with a range of white Shaker style wall and base units with worktops to three walls; inset sink unit; spaces for all appliances; tiled flooring.

DOWNSTAIRS WC

Double glazed window to rear; modern WC; tiled flooring; part tiled walls.

FIRST FLOOR LANDING

Radiator; access to loft (loft hatch fitted with loft ladder, loft partly boarded for storage).

BEDROOM 1

13' (to wardrobes) x 12'6 (into bay) (3.96m (to wardrobes) x 3.81m (into bay))

Double glazed bay window to front with fitted shutters; radiator; range of fitted wardrobes to one wall.

BEDROOM 2

11' 6 x 10'10 (3.35m 1.83m x 3.30m)

Double glazed window to rear; range of fitted wardrobes to one wall; radiator.

BATHROOM

11'6 x 9'8 (max) (3.51m x 2.95m (max))

A spacious bathroom featuring a luxuriously appointed four piece suite comprising freestanding roll-top bath with centrally mounted mixer taps; separate walk-in shower enclosure with rain shower head plus separate shower hose; fitted wash basin with vanity storage under; WC; part tiled walls; tiled flooring; period style radiator/towel rail; fitted storage/airing cupboard housing hot water cylinder. Double glazed window to rear.

GARDEN

approx 55' (approx 16.76m)

A delightful garden providing a sunny southerly aspect; mainly laid to lawn and with a full width patio area plus shrub borders; large timber shed at rear (14' x 7'6). Outside tap; side access via gate.

PARKING

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

LOCATION

What3words: ///making.decide.agreed

COUNCIL TAX

London Borough of Bromley - Band D



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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.