23 Martins Road

Shortlands, Bromley, BR2 0EE

£650,000 Freehold EPC: D

Maguire Baylis

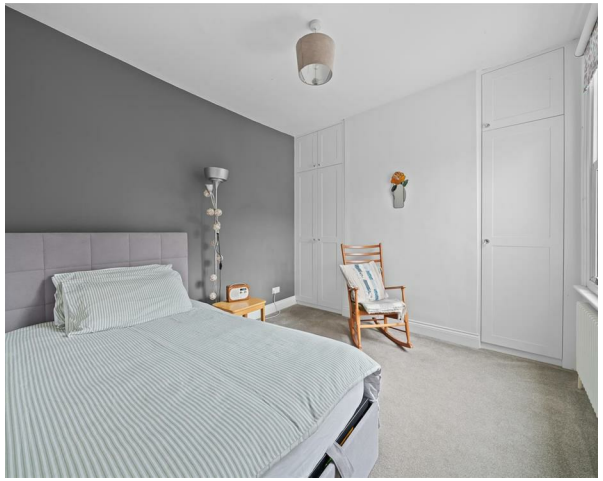
A simply stunning extended two double bedroom Victorian terraced house forming part of a favoured residential road providing much convenience being just a few minutes walk from Shortlands local shops and main-line station (trains to both London Victoria and Blackfriars), Bromley town centre is also close by - a pleasant 10 minute walk through the park. The popular, and highly regarded, Valley Primary School is also close by.

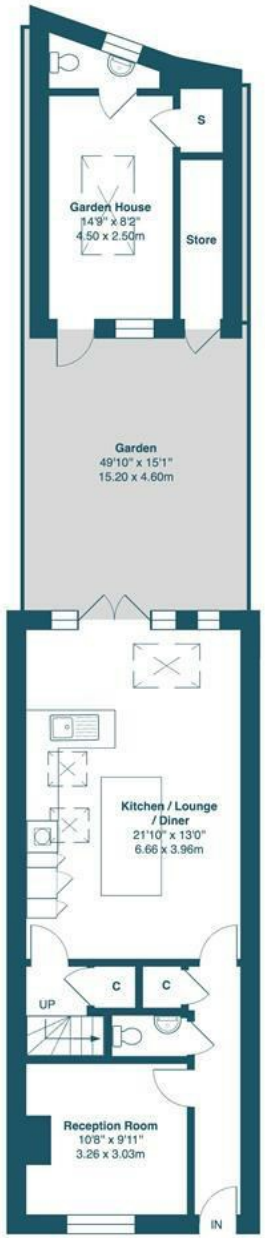
The property, which is beautifully presented having been completely refurbished over recent years to a very high standard throughout, provides spacious accommodation with a stand-out feature being the superb, beautifully appointed kitchen/diner with patio doors to the garden and large central island unit. Further features comprise: hallway with useful storage cupboard; downstairs WC and cosy living room with fireplace.

Upstairs, there are the two double bedrooms plus a spacious and luxuriously appointed bathroom providing a modern suite in a period style featuring a free-standing roll top bath and separate walk-in shower.

Outside, the landscaped rear garden extends to around 60' and provides an attractive main area of lawn, raised beds, and two good size patio areas front and rear. A further bonus is the self-contained home office to the rear which features a cloakroom, plus blinds to the door, window and sky light and could therefore be used as an occasional bedroom. To the front, there is off street parking on the driveway.

- STUNNING VICTORIAN TERRACE
- SUPERB EXTENDED KITCHEN/DINER - PATIO DOORS TO REAR
- LUXURIOUS BATHROOM UPSTAIRS ** DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- SEPARATE LIVING ROOM WITH PERIOD FIREPLACE
- LANDSCAPED GARDEN WITH SEATING AREAS
- SUPER LOCATION ** CLOSE TO STATION/SHOPS
- ADJACENT TO QUEENSMEAD PARK ** SHORT WALK TO BROMLEY
- DRIVEWAY TO FRONT





Ground Floor

First Floor

Martins Road, BR2

Approximate Gross Internal Area = 968 sq ft / 89.9 sq m

Summer House Area = 194 sq ft / 18.0 sq m

Approximate Total Area = 1162 sq ft / 107.9 sq m

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his 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
The property is approached from the street via an attractive, period style mosaic tiled pathway.

HALLWAY
Part glazed front door; wood style karndean flooring ; period style radiator.

DOWNSTAIRS WC
Modern and well appointed suite with fitted wash basin; WC.

LOUNGE
10'6 x 10' (3.20m x 3.05m)
Two double glazed sash windows to front; cast iron fireplace; two custom made storage/shelved units within the two recesses; carpet; period style radiator.

KITCHEN
21'10 x 13' (6.65m x 3.96m)
A superb room which forms part of a full-width ground floor rear extension. Featuring patio doors to the rear; several skylight windows allowing light to flood the room; fitted with a comprehensive range of high quality kitchen units including a large central island unit/breakfast bar. White granite worktops; two vertical radiators; karndean wood flooring; range of integrated appliances including oven & hob, fridge/freezer, dishwasher, washing machine, tumble dryer & wine chiller; door to:

LOBBY
With stairs to first floor and a useful built-in storage cupboard.

FIRST FLOOR LANDING
Access to loft space (loft with retractable loft ladder, boarded for storage, light); radiator.

BEDROOM 1
14'2 x 10' (4.32m x 3.05m)
Two double glazed sash windows to front; built-in wardrobe; two period style radiators.

BEDROOM 2
10'10 x 10' (3.30m x 3.05m)
Double glazed sash window to rear; built-in wardrobes; radiator.

BATHROOM
10'1 x 7'10 (3.07m x 2.39m)
A spacious and luxuriously appointed bathroom comprising a roll top bath, separate walk-in shower enclosure, fitted wash basin with vanity storage under, WC; part tiled walls; heated towel rail; double glazed sash window to rear.

GARDEN
approx 60' (approx 18.29m)
A delightful rear garden providing a lovely south facing aspect. Mainly laid to lawn with paved patio areas and custom made bench seating. Awning.

GARDEN ROOM/OFFICE
14'9 x 8'2 (4.50m x 2.49m)
A useful additional to the main property allowing for a number of uses. Featuring double glazed door and window to the garden; skylight roof window; blinds on window, door and skylight; wood effect flooring; electric wall heater; door to WC.

PARKING
Driveway to front allowing for off street parking for one vehicle.

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///tuck.relay.speeds

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